

COULTERS<sup>®</sup>

WELCOME TO:

# CAMMO GROVE

41 Cammo Grove, Cammo, Edinburgh EH4 8HD



## CAMMO GROVE AT A GLANCE:



Residential Cammo location



Detached family home



Flexible accommodation



Close to excellent amenities



Private gardens and garage



Well-regarded schooling

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Set in the prestigious location of Cammo and boasting an impressive private rear garden, this is a desirable detached home. Tastefully extended, and enjoying generous proportions, the flexible and stylish reception areas are ideal for a growing family and for entertaining friends, whilst each of the double bedrooms is a relaxing retreat. Featuring a large garage and floored attic, and ideally situated near to superb amenities, transport links, well-regarded schooling, and open green spaces it will make a wonderful home.

- Generous living room with an elegant interior including carpeting and a focal living flame gas fire. Partially glazed double doors open into the adjoining sun room.
- Dining kitchen bathed in light thanks to a dual aspect over the rear garden and a skylight. The kitchen features attractive white wall and floor units alongside white marble effect worktops and a grey splashback. Integrated appliances include an eye-level double oven, extractor hood, and a five-ring gas hob.
- Sizeable utility leading out to the rear garden.
- Bright and flexible sun room with tiled flooring and sliding patio doors.
- Dual-aspect family room or fifth bedroom with a large picture window to the front of the house, currently in use as a comfortable carpeted sitting room.
- Ground floor shower room with washbasin and WC.
- Spacious principal double bedroom with a soft neutral décor, built-in wall-to-wall mirrored wardrobes, and ample space for freestanding furniture.
- Three further bright double bedrooms with a generous footprint.
- Bathroom with a three-piece white suite.
- Neat front garden and enclosed rear garden with lawn and decking, established high hedges mean it is wonderfully private and not overlooked.
- Substantial floored attic space.
- Driveway and double-length garage with power.
- Gas central heating and double glazing throughout.





# LOCATION, LOCATION, LOCATION:

Cammo is a sought-after area to the north-west of Edinburgh's City Centre. It enjoys wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle, and at Davidson's Mains Park. Cramond Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. Keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club.

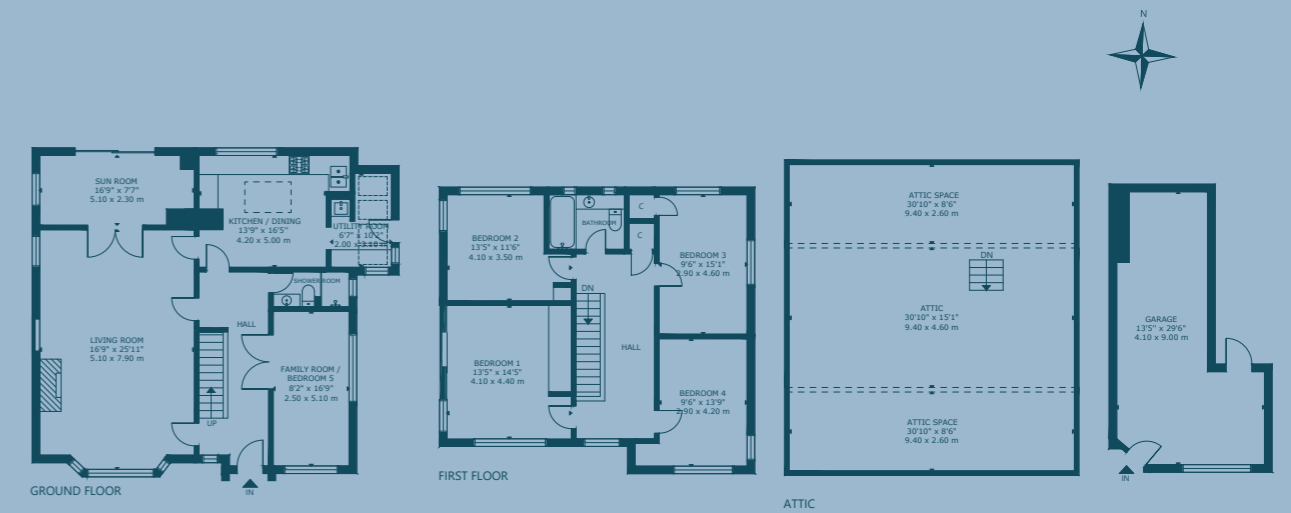
Indoor pursuits are available at the nearby David Lloyd Health Club in Corstorphine and at Drumbrae Leisure Centre. For daily shopping needs the Parkgrove Shopping Centre less than a fifteen-minute walk houses a Tesco Express, Caffe Nero, and

pharmacy. Larger shopping requirements are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craigmile Retail Park. There are also a variety of retailers at nearby Hermiston Gait and The Gyle Shopping Centre.

Well-regarded local schooling includes Cramond Primary School and The Royal High School, and it is perfectly situated for some of Edinburgh's finest private schools including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School. An efficient bus service takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.



## FLOOR PLAN:



41 Cammo Grove, Cammo, Edinburgh EH4 8HD

Approx. Gross Internal Area

3,074 Sq Ft - 285 Sq M

For identification only. Not to scale.

© Nest Marketing



COULTERS<sup>®</sup>

WE'D LOVE TO  
HEAR FROM YOU:

---

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

