



**62 Cammo Grove,
Edinburgh, EH4 8EZ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

MOST ATTRACTIVE AND EXTREMELY SPACIOUS

EXTENDED, DETACHED HOUSE



62 Cammo Grove is a most attractive and extremely spacious, extended, detached house situated in a quiet street in the highly desirable Cammo district of Edinburgh. This property has been beautifully presented by the current owners and offers light and airy, modern living in this enviable location. It has been extended to give generous and versatile living space for a growing family. Decorated in a neutral palette to complement the floor coverings, some of which are solid, engineered oak which offers a lovely flow throughout the ground floor. There is an elegant sitting room, with bay window to front, a fireplace alcove housing a wood burning stove, with marble hearth. An open plan dining room with space for a large table, leads seamlessly into the quality kitchen. Entered from the dining room, the family room has patio doors opening onto the magnificent raised decking area. This room accesses a shower room and utility room and could be utilised in a variety of ways. On the first floor there is a master suite, with dressing area, and ensuite shower room. There are three further double bedrooms and a family bathroom. The outside area is tremendous, the front garden has been laid to lawn, sheltered by beech hedging. The rear garden has well stocked, mature borders, planted to provide all year colour, together with paved pathways and an arbour containing a wooden, swinging, garden seat. The generous decking area is stunning, providing a sheltered area to enjoy the views over the garden.

Hall, W.C.

Sitting room, dining room, family room

Kitchen

Utility room

Shower room and a bathroom

Master bedroom, with ensuite and dressing area

Three further double bedrooms

Extensive basement, plus attic

Gas central heating (under floor and traditional)

Double glazing

Garage and driveway for three cars

Wrap around gardens.





CAMMO

Cammo is an established prime residential area situated to the west edge of Edinburgh's city centre with easy access to the City Centre, commuting links and Edinburgh airport. It is well served by a good selection of local amenities which include a selection of everyday shops including a Sainsbury's Local and further amenities can be found at nearby Davidson's Mains which has a Tesco Metro store. Moreover, facilities are available at the nearby Gyle Shopping Centre where there are a number of large retailers including Marks and Spencer's and Morrison's. There are good public schools in the local vicinity which include Cramond Primary and the Royal High School in the state sector as well as the highly regarded Cargilfield Preparatory School which is situated close-by on Gamekeepers Road, Edinburgh Academy, St George's and Stewart's Melville.



Extras

All Curtains, blinds, fitted floor coverings, double oven, with combination microwave, extractor hood, integrated fridge freezer, king size bed in master bedroom, dining table and chairs. Wooden swing seat in garden (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

G

Home Report Valuation

£675,000

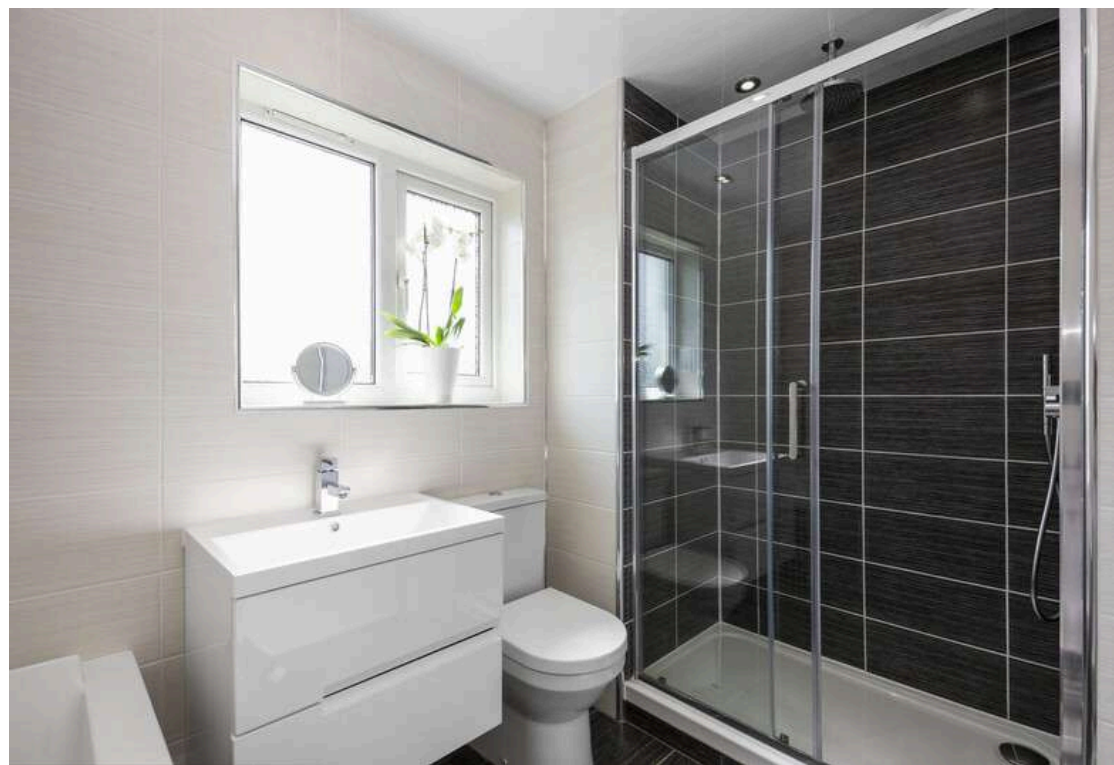
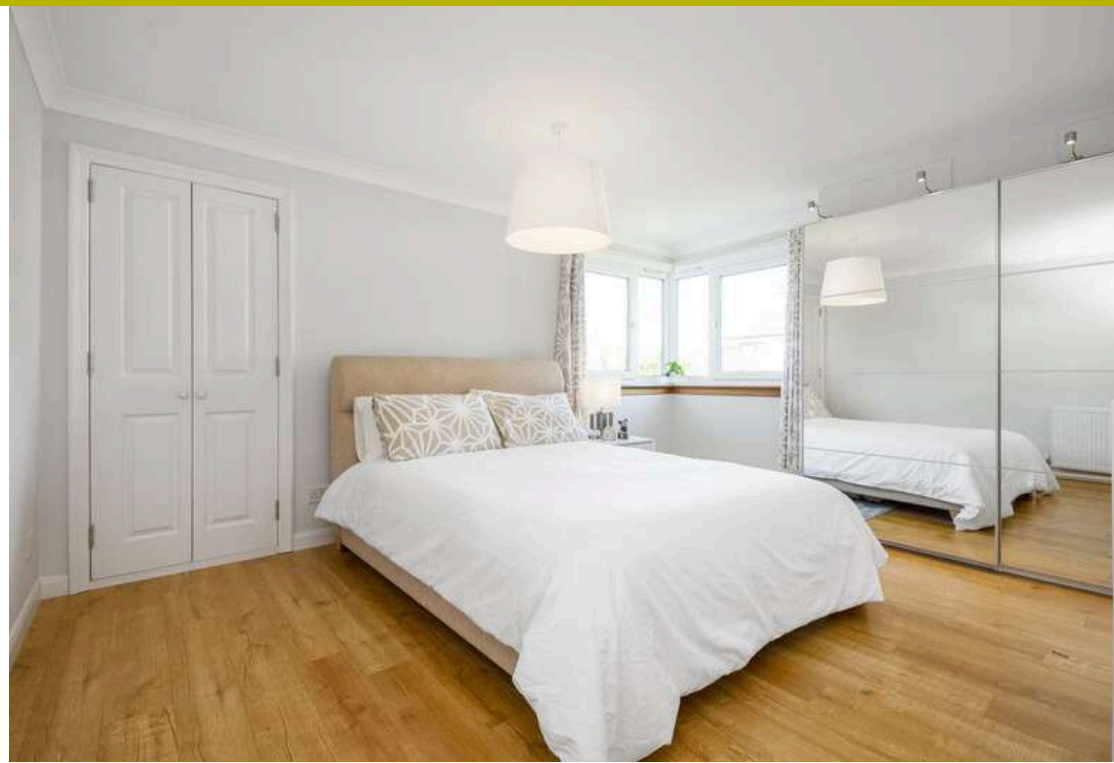
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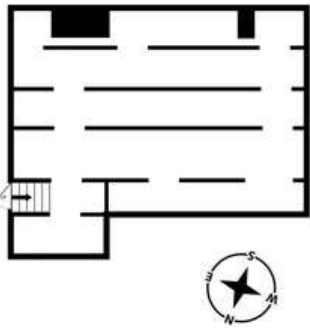
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TOTAL FLOOR AREA: 151.5 sq.m. (1631 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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