










Offers Over  
**£350,000**

## 89 Strathalmond Road

Cammo | Edinburgh | EH4 8HP

A tremendous opportunity has arisen to acquire this rarely available two bedroom terraced house forming part of an exclusive steading conversion situated within a quiet pocket of the much sought-after Cammo district of the city. Nearby excellent day-to-day amenities and commuting links to the city centre and beyond, the property will undoubtedly appeal to professionals, growing families and those looking to downsize. Early viewing suggested.

-  2 beds
-  1 public
-  3 bathroom
-  Communal garden
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - F



## Description

Internally, the property is presented in a fantastic and true move-in condition while briefly comprising of; welcoming entrance vestibule, bright and spacious open-plan lounge/kitchen/diner with ample space for different configurations and an understairs storage cupboard, stylish and contemporary fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and under-unit lighting, separate utility room with further under-unit lighting and a large cupboard for storage, partially-tiled ground level shower room with heated towel rail, landing with Velux skylight and boiler cupboard, first generously-proportioned double bedroom with integrated cupboards, two Velux skylights and access to a partially-floored attic space via a dropdown ladder, first partially-tiled en-suite bathroom with an over-bath shower and heated towel rail, second sizable double bedroom with integrated wardrobes and space for freestanding furniture, and a second partially-tiled en-suite shower room with a heated towel rail.

The property also benefits from gas central heating and double glazing throughout.

Factor fees are payable of approximately £60 per quarter.



## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, fridge-freezer, dishwasher and microwave, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Residents have access to a peaceful and beautifully-maintained shared garden a stones throw from the communal courtyard. For the car owner, there is one allocated parking space as well as four visitor spaces.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

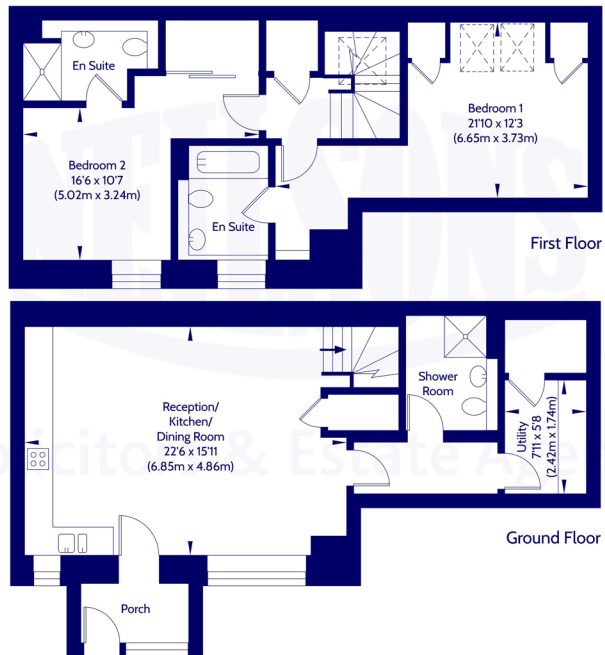
Strathalmond Road forms part of the prestigious residential district of Cammo, bordered by the delightful River Almond and Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express, bank and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach of the property. Excellent schooling at all levels is available locally including Cramond Primary School and The Royal High School together with Cargilfield prep school. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City.



Approx. Internal Area 109.95 Sq M / 1184 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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### Head Office

138 St John's Road  
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### Property Department

142 St John's Road  
Edinburgh

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37 High Street  
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