



# 28 CAMMO GROVE

CAMMO, EDINBURGH, EH4 8EX



2 PUBLIC



4 BED



1 BATH

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# 28

## CAMMO GROVE

In an established neighbourhood bordering the Cammo nature reserve, this four-bedroom semi-detached house is a spacious residence that is well-presented throughout. It further boasts two reception areas and a large kitchen/dining room with breakfast bar. A downstairs WC complements the upstairs bathroom. In addition, the home enjoys a sizeable and secluded rear garden complete with workshop, that is enclosed by mature hedgerows and laid with a neat lawn and patio - perfect for families and summer dining.

### Features

- Spacious semi-detached house
- Two-minute walk to the Cammo Estate Local Nature Reserve
- Attractive interior design throughout
- Bright hall with storage and a WC
- Well-proportioned living room with log burner
- Family room with garden access
- Open-plan kitchen/dining room with garden access
- Three double bedrooms
- One versatile single bedroom
- Bathroom with overhead shower
- Large rear garden with storage shed
- Adjacent workshop with mains power
- Private driveway for off-street parking
- Gas central heating and double glazing



"...Spacious semi-detached house, family room with garden access and an open-plan kitchen/dining room with garden access..."



"...sizeable and secluded rear garden complete with workshop..."



EPC Rating - D

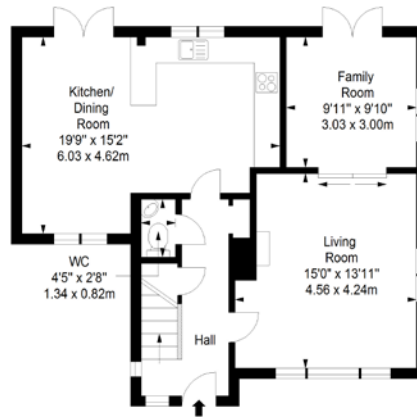
Home Report Value - £495,000

For up to date price & viewing information contact VMH Property or visit us online.

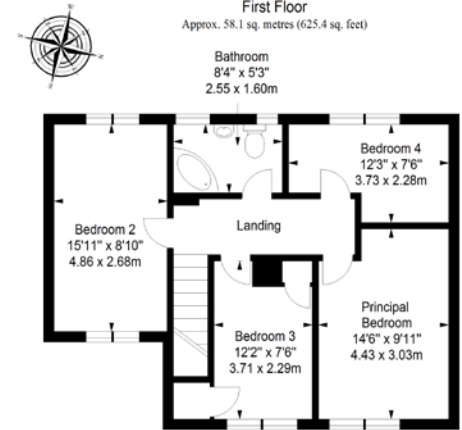


Extras: all fitted floor and window coverings, light fittings, Rangemaster double oven with induction hob, an integrated fridge/freezer and washing machine, and an undercounter dishwasher, and the wardrobes in the principal bedroom and Bedroom 4 to be included in the sale.

Ground Floor  
Approx. 64.2 sq. metres (691.1 sq. feet)



First Floor  
Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 122.3 sq. metres (1316.5 sq. feet)



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