



**23 Strathalmond Park, Cammo,
Edinburgh, EH4 8AH**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

FOUR BEDROOM TERRACED HOUSE



Attractive and spacious, four-bedroom terraced house, situated in a very peaceful and established residential street in the sought after Cammo Area of Edinburgh, close to excellent local amenities and schools, transport links and lovely green spaces, as well as Cramond beach. This property has been very well kept and offers excellent family accommodation over two floors, which could be re-configured, subject to the usual permissions. On the ground floor there is a generous hallway, with storage, a light filled lounge, with a fireplace and two picture windows overlooking the front garden, a dining room, with patio doors, giving access to the rear garden, a fitted kitchen, with access to the garage, and a shower room. On the upper floor there is a very generous master bedroom, with fitted wardrobes, and two south facing windows, three further double bedrooms, two of which have fitted wardrobes, and a family bathroom. To the front of the property there is a lovely garden, made very private by hedging and has an area of lawn and a pretty, paved seating area to enjoy good weather, as well as a driveway and garage. To the rear there is a well- kept garden with hedging, trees, lawn and patio area, plus gate leading to a footpath providing quick access to the main road.

Hall
Lounge
Dining room
Kitchen
Shower room
Bathroom
Four double bedrooms
Gas central heating and double glazing
Attic storage
Garage (with electric doors) and driveway
Gardens to the front and rear





CAMMO

Cammo is an established, prime residential area situated to the west edge of Edinburgh with easy access to the city centre, commuting links and Edinburgh Airport. It is well served by a good selection of local amenities such as a local Co-op, Scotmid and Post Office and further amenities can be found at nearby Davidson's Mains, which has a Tesco Metro store. Excellent 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 fitted carpets, floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine and tumble dryer are included in the sale (no warranties given).

Viewing

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

Council Tax Band

F

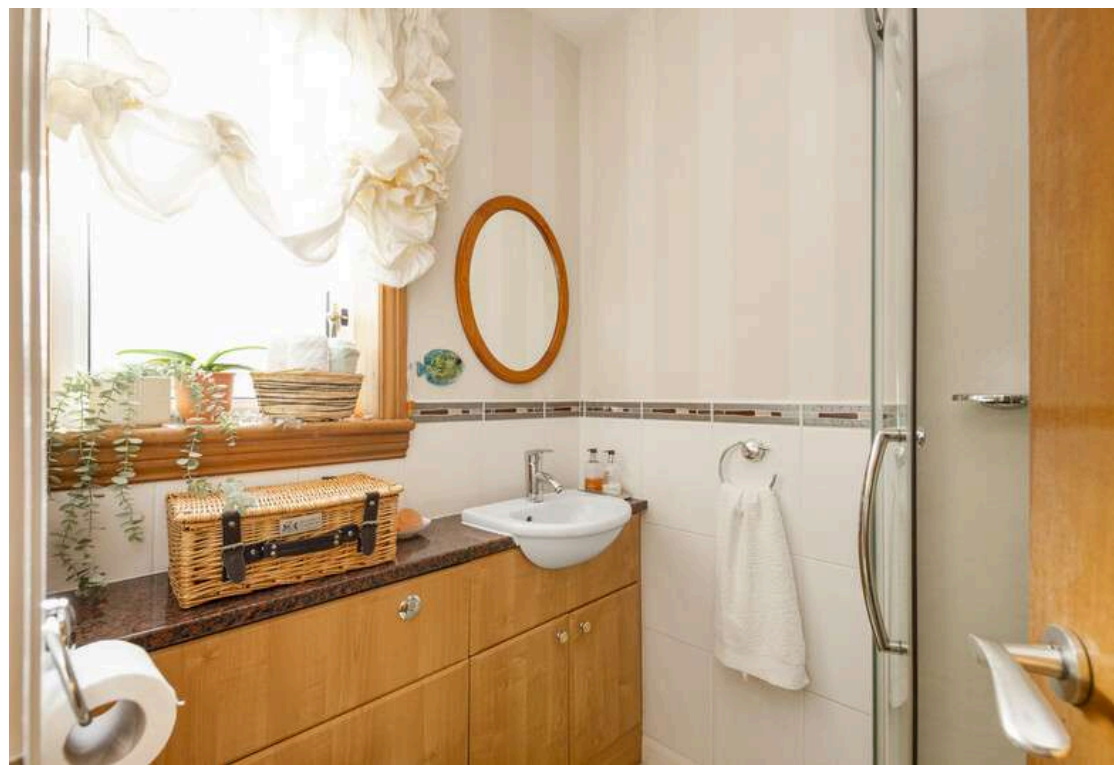
Home Report Valuation

£525,000

EPC Rating

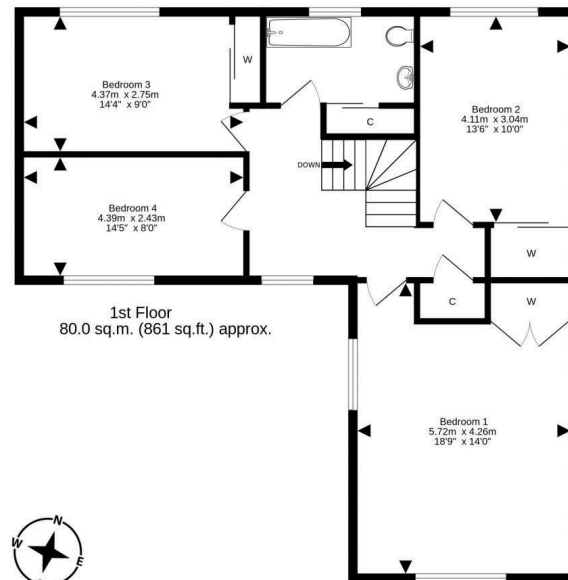
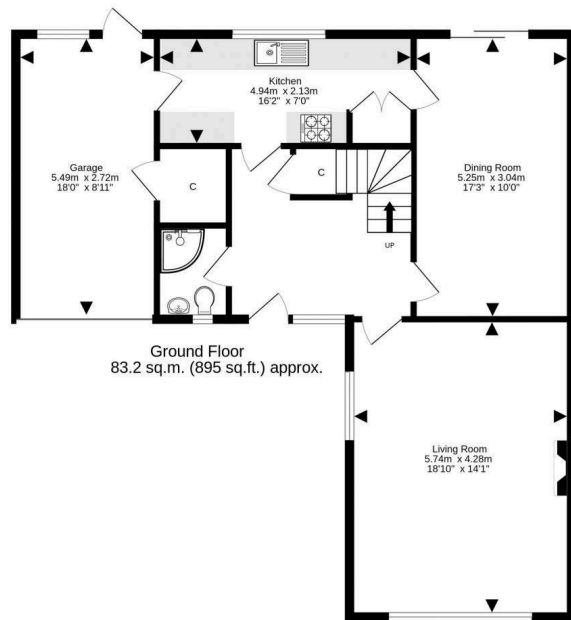
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TOTAL FLOOR AREA : 163.2 sq.m. (1757 sq.ft.) approx.

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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