



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8/5 Goldcrest Place
Cammo, Edinburgh EH4 8GS

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Set within the prestigious Cammo area of Edinburgh, this two bedroom second-floor apartment makes for an excellent first-time-buy opportunity.

The entrance hallway includes two large storage cupboards, while the dual aspect open plan lounge/kitchen/diner benefits from an integrated four gas hob/oven, extractor hood, dishwasher and fridge/freezer, as well as a patio doors opening onto a juliet balcony.

One of the two double bedrooms has double built-in mirrored wardrobes, while both have floor to ceiling windows, while the three-piece, partially tiled bathroom has an over-bath shower.

This property also benefits from; door entry system, communal grounds surrounding the property including a play park and more than adequate residents parking

Extras: all fitted floor coverings, blinds, light fittings and integrated kitchen appliances will be included in the sale.

Property Summary

- Prestigious Cammo area of Edinburgh
- Spacious apartment
- Entrance hall with two large built-in cupboards
- Open plan lounge/kitchen/diner
- Two double bedrooms
- Stylish three-piece bathroom
- Communal garden grounds
- Residents parking
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - E





Two-bedroom second floor flat with excellent accommodation & storage



Let us help you find your next
dream property!



RALPH SAYER
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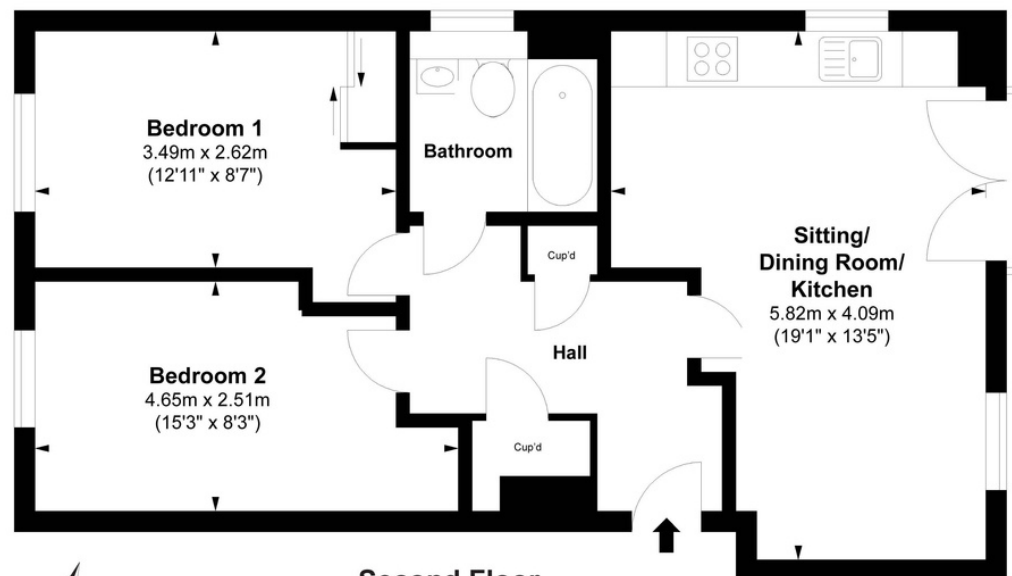
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor

56.2 sq.metres (605.0 sq. feet)

Floorplan for layout purposes only. Not to scale



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 Craighleith 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.