










Offers Over
£425,000

17 Cameron March

Newington | Edinburgh | EH16 5XG

Neilsons are delighted to offer on to the market this most appealing detached villa, which forms part of a well-kept and rarely available modern development, enjoying a superb high amenity location in Edinburgh's desirable Newington area. Quietly tucked away in a leafy corner of the estate, the property offers flexible and well-proportioned accommodation, perfectly suited to the growing family and within easy travelling distance of the city centre.

-  5 bedrooms
-  2 public room
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

The internal space is briefly comprises: entrance hallway with stair to the upper level and convenient downstairs WC off, generously sized reception/dining room with carpeted floor, focal fireplace and sliding doors leading out to a large conservatory, spacious kitchen fitted with an excellent variety of contemporary white fronted units, with contrasting wipe-clean worktops, splashback and an assortment of appliances/white goods, multi-purpose downstairs single bedroom/study, principal bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, and family bathroom with three piece white suite, easy clean splashback to walls and over-bath electric shower.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted carpets, blinds, curtain poles, light fittings, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

The property rests on an enviable plot within the development, surrounded by trees, shrubs and bushes. An extensive driveway is bordered by well stocked shrub beds and hedgerow and leads to a single garage which provides secure off-street parking/overspill storage. The rear gardens exudes a wonderful air of tranquillity and benefits from a bright west facing aspect. The area is fully enclosed and comprises areas of lawn, paved patio and a pleasant mature tree backdrop.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

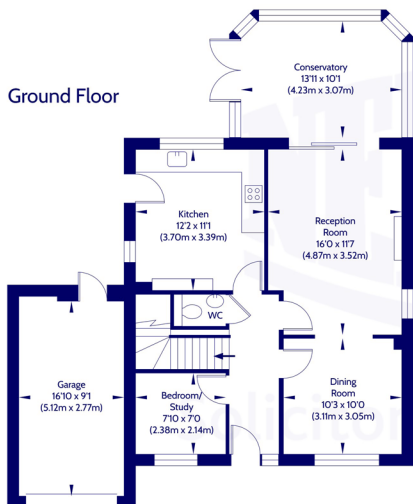
Cameron March is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaid Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the main motorway network.



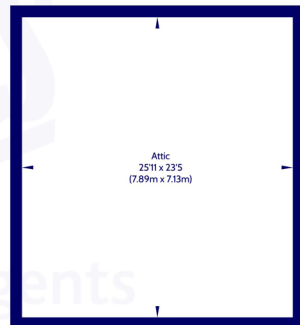
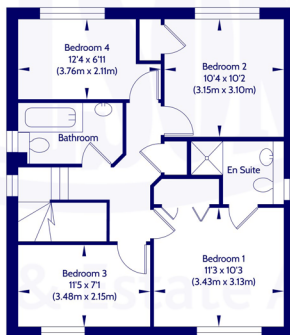


Approx. Gross Internal Floor Area 127.82 Sq M / 1376 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

