



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**FLAT 7, 7 GOLDCREST PLACE**

Cammo, Edinburgh, EH4 8GQ



Forming part of an attractive, modern development in Cammo, this second-floor apartment boasts immaculate, contemporary interiors and is sure to appeal to a wealth of buyers. The two-bedroom, two-bathroom city home enjoys the best of both worlds, with enviable close proximity to beautiful outdoor spaces, including the beach, as well as everyday amenities and transport links, whilst the city centre is just over five miles away. The development, by well-regarded homebuilders David Wilson Homes, is beautifully landscaped and features a children's park.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



## FEATURES

- Second-floor apartment in desirable Cammo
- Part of an attractive, modern development
- Immaculate, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hallway with built-in storage
- Fantastic open-plan kitchen, living, and dining room with private, sunny balcony
- Two double bedrooms with mirrored built-in wardrobes
- Pristine en-suite shower room
- Stylish bathroom with shower-over-bath and towel radiator
- Beautifully landscaped communal grounds
- Private residents' parking







"THIS TWO-BEDROOM APARTMENT IS BEAUTIFULLY PRESENTED WITH CONTEMPORARY INTERIORS AND IMMACULATE DECOR."





EPC RATING:

B

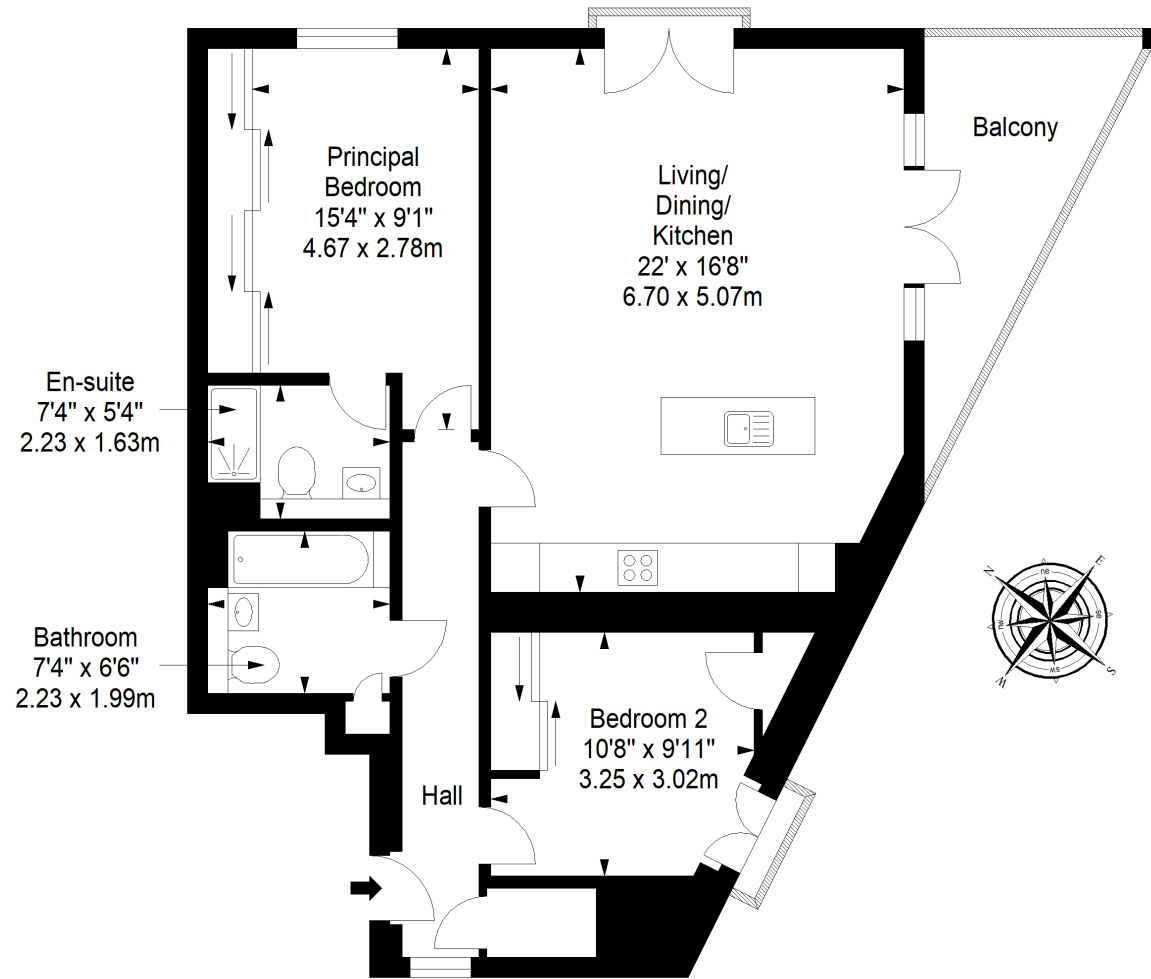
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Second Floor

Approx. 78.8 sq. metres (848.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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