

A two-story white house with a red tiled roof. The house has a yellow door and several windows. There are two chimneys on the roof. A small garden with a bench is in front of the house. The house is surrounded by greenery and trees.

COULTERS<sup>©</sup>

# 30 CAMMO ROAD

CAMMO, EDINBURGH, EH4 8AP

 3 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

Dating back to the 1920's, 30 Cammo Road is a wonderfully charming, semi-detached home with an idyllic position between Cammo Estate park and the Bughtlin Burn. The property has been maintained to a truly excellent standard both inside and out. In recent years, the attic space has been expertly converted but the house and plot offers further potential for extending, something many of the other properties in the street have already explored.

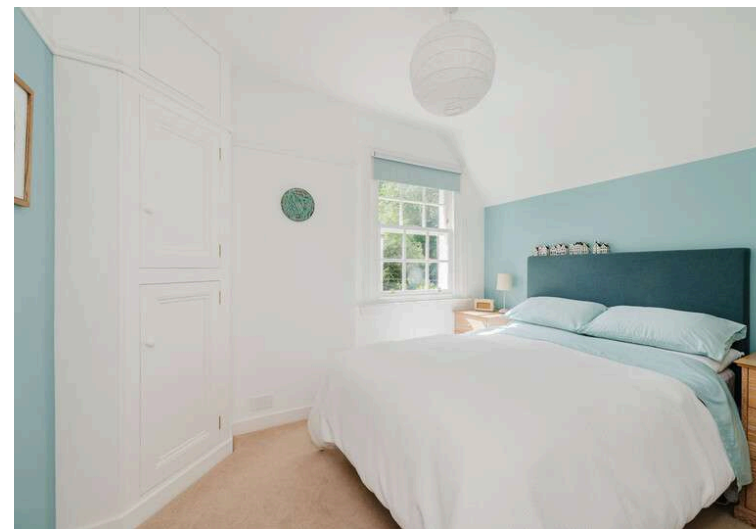
Set back from the road and looking directly onto Cammo Estate park, residents on Cammo Road are treated to the best of both worlds, with the feel of the countryside but the proximity and ease of access to the city centre.

Upon entering the property, there is a central, oak floored hall with handy built-in concealed shoe racks. The dual aspect sitting room is both bright and cosy and has a wood burning stove. A fitted shaker style kitchen and original shelved pantry both have a pleasant outlook over the back garden and the kitchen is adjoined by a lovely dining room. On the first floor, there are two good sized double bedrooms, each with cupboard/wardrobe space, and a family bathroom with modern sanitaryware and electric shower. The top floor which is home to a lovely third bedroom and separate study, is flooded by natural light from four Velux windows. The windows throughout the rest of the property are of a single glazed, sash and case style. Heating is provided by electric storage heaters.

## KEY FEATURES

-  Charming semi-detached home
-  Delightful wraparound gardens
-  Ten minute drive to Edinburgh airport
-  Idyllic location opposite Cammo Estate Park
-  Garage and driveway
-  Excellent transport links





A real feature of this property is the stunning gardens which wrap around the front, side and rear of the house. Mature trees and hedges provide complete privacy and the wooded Bughtlin burn to the rear is a tranquil green backdrop and haven for wildlife.

A single car garage sits detached from the house and there is also a private driveway large enough for two vehicles.







## THE LOCAL AREA

Cammo is a highly sought-after residential area situated approximately five miles northwest of Edinburgh City Centre. A fantastic choice of outdoor pursuits and recreational activities can be enjoyed with the River Almond and Cammo Estate park right on the doorstep. The Royal Burgess and Bruntsfield Links golf clubs, David Lloyd Health Club in Corstorphine and Cramond Beach are all nearby. The area is well served by shopping facilities including both The Gyle and Craigmile Retail Park which are just a short drive away, whilst a convenient Scotmid, Post Office and pharmacy can be found in Barnton which takes just fifteen minutes on foot.

Cammo is well suited to commuters with regular bus services taking you into the City Centre from Queensferry Road in just twenty minutes, and it is an ideal location for the Queensferry Crossing, City Bypass, and Edinburgh International Airport. Well-regarded state schooling includes Cramond Primary School and The Royal High Secondary School, whilst a number of Edinburgh's highly revered private schools are also within easy reach.

## EXTRAS

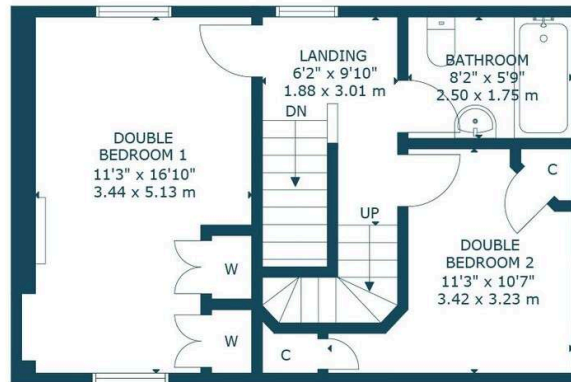
All light fittings (excluding the one in the ground floor hall), blinds and fitted flooring are included in the sale price. Other items may be available by separate negotiation.



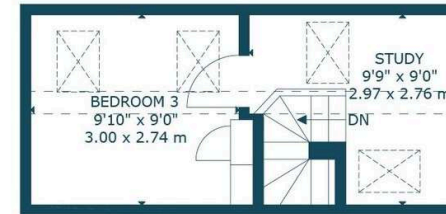




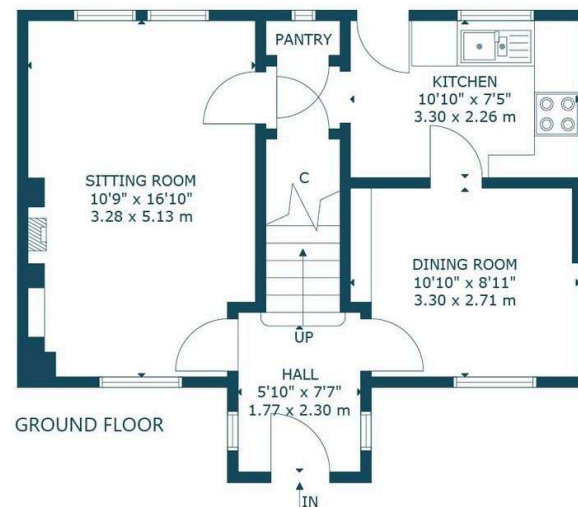




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



30 CAMMO ROAD, EDINBURGH, EH4 8AP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,094 SQ FT / 102 SQ M  
 GARAGE 140 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.