



**GILSON GRAY**

LAW • PROPERTY • FINANCE

## 5 UMBRELLA PINE TERRACE

Cammo, Edinburgh, EH4 8FR





Forming part of an attractive, contemporary development in desirable Cammo, this main-door lower apartment offers a living room, a dining kitchen, three bedrooms, an en-suite shower room, and a family bathroom, all immaculately presented with stylish, modern interiors. Externally, the flat is accompanied by a large, private garden and unrestricted on-street parking. Excellent amenities lies within easy reach, such as shops, schools, transport links, and green space, with Cammo Estate a short stroll away. The front door opens into a reception hall, with two built-in storage cupboards and space for furniture. Here, the pristine interiors are introduced, with pared-back neutral décor and herringbone wood-styled flooring. The living room is situated to the rear of the flat, boasting a south-facing aspect through French doors which extend the space outdoors. This spacious reception area provides plenty of room for a choice of lounge furniture, and it is similarly styled to the entrance area with oak-inspired flooring and the same neutral décor.



## FEATURES

- Main-door lower apartment in Cammo
- Part of an attractive, contemporary development
- Stylish, modern interiors
- Airy reception hall with built-in storage
- Spacious, south-facing living room with French doors onto garden
- Well-appointed dining kitchen with utility room
- Three well-proportioned bedrooms, all with built-in wardrobes/storage
- One en-suite shower room
- Family bathroom with shower-over-bath
- Wraparound garden enjoying all-day sun
- Unrestricted on-street parking







Neighbouring the living room and enjoying the same sunny aspect is a kitchen with space for a dining area, set next to a door opening out onto the garden. The kitchen is stylishly appointed with chic dark-grey wall and base cabinets, offset by sleek white worktops and a grey sink. It is also supplemented by a utility room with an additional cabinet and workspace, as well as a convenient separate washer and dryer. The flat accommodates three well-proportioned bedrooms, all elegantly presented with tasteful décor. The two largest sleeping areas are accompanied by built-in wardrobes and carpeted for optimum comfort underfoot, whilst the principal further benefits from an en-suite shower room comprising a shower enclosure and a WC-suite. The third bedroom is supplemented by cupboard storage and is currently being utilised as a home office, ideal for those requiring a quiet space to work or study from home. Finally, a family bathroom completes the accommodation and features a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC. Externally, the apartment boasts a generous, wraparound private garden to the front, side, and rear, enjoying sunshine throughout the day, with the latter including a well-maintained lawn, a patio for outdoor seating and barbecues, and a leafy border. The property also benefits from access to unrestricted on-street parking, a bike store, and a bin store. Extras: Integrated kitchen appliances comprising an oven, induction hob, extractor hood, fridge/freezer, and a dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. The light fittings and window coverings are also included. Factoring Info: There is a factoring arrangement with Ross & Liddell. The monthly charge for this service is around £75.

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## CAMMO, EDINBURGH

Situated approximately five miles west of Edinburgh city centre, the exclusive residential area of Cammo enjoys the best of both worlds: a charming countryside setting with all the benefits of city living. Renowned for its secluded villas and peaceful ambience, the area is served by a fantastic range of local services and amenities, with more extensive shopping facilities provided at Hermiston Gait and the Gyle Shopping Centre just a short drive away. Thanks to its semi-rural location, Cammo offers an abundance of outdoor activities for all the family: from fun days out at Cammo Estate Park and Lauriston Castle to relaxed strolls along the River Almond to quaint Cramond village. Golf enthusiasts have their pick of several prestigious golf clubs nearby, while fitness enthusiasts are also well catered for at Drumbrae Leisure Centre, which boasts a swimming pool, a state-of-the-art gym and a varied programme of fitness classes. Cammo enjoys an outstanding choice of schooling in both the public and private sector. Thanks to its location to the west of Edinburgh, Cammo provides convenient access to Edinburgh City Bypass, Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. The area is also served by excellent public transport links into Edinburgh city centre and beyond.

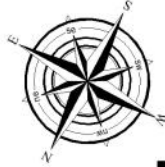
EPC RATING:



COUNCIL TAX BAND:

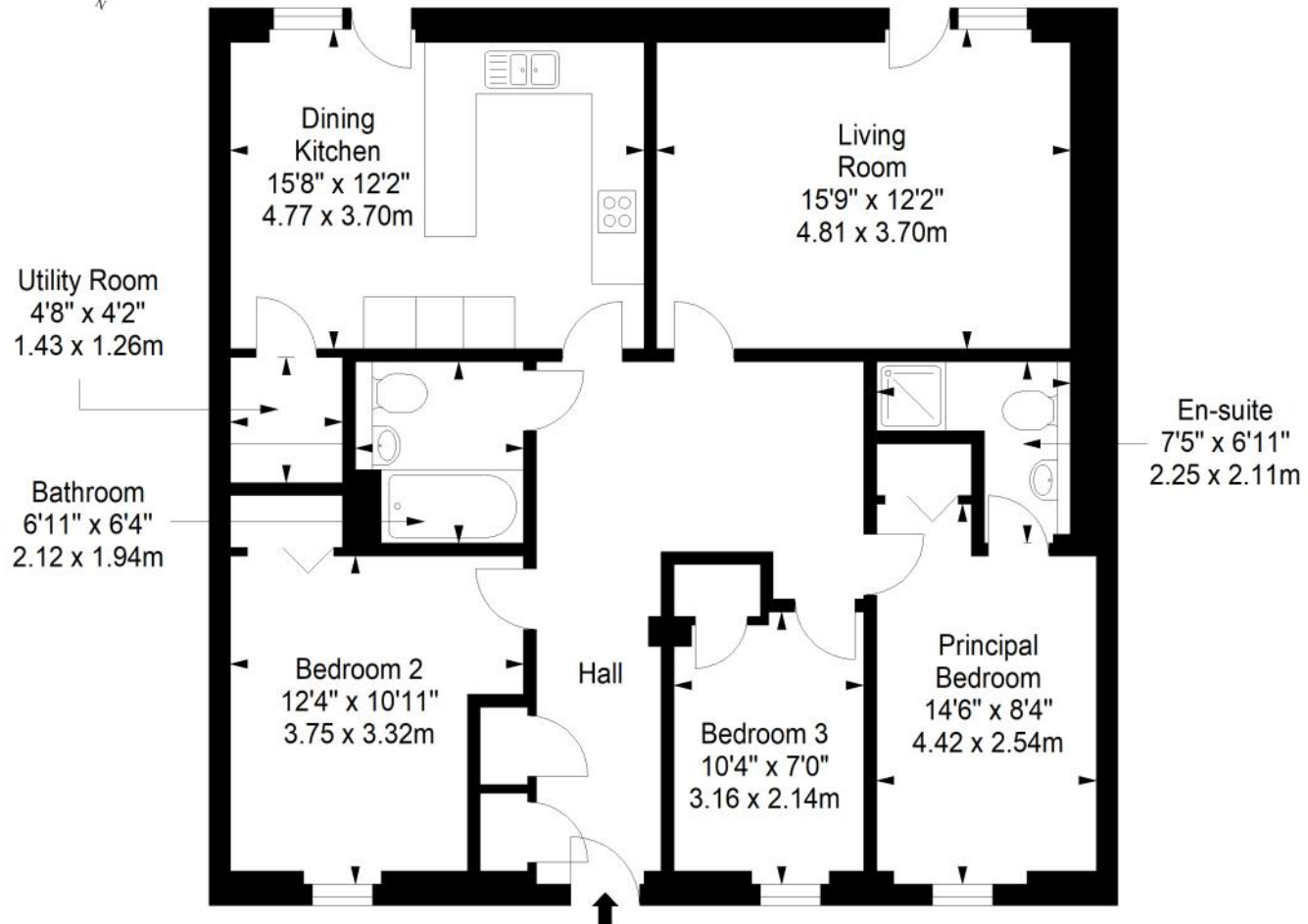


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



### Ground Floor

Approx. 97.3 sq. metres (1047.4 sq. feet)



Total area: approx. 97.3 sq. metres (1047.4 sq. feet)



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## EDINBURGH

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0131 516 5366



## GLASGOW

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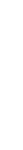
## EAST LOTHIAN

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## BORDERS

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