










Fixed Price

£575,000

53 Meadowsweet Drive

Cammo | Edinburgh | EH4 8FD

A stunning four bedroom detached house situated in the desirable district of Cammo to the north of Edinburgh's City Centre. Built by David Wilson Homes and forming part of the prestigious Cammo Meadows development, the property benefits from private gardens, a garage and drive, and would make a fantastic family home with viewing being highly recommended to truly appreciate the accommodation on offer.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC Rating – B
-  Council Tax Band - G



Description

In true move in condition, the property is laid out over two levels and you enter a welcoming hallway with storage, and to your left is the bright and airy lounge with full length windows. There is a modern dining kitchen with a range of sleek wall and base units with coordinated worktops and splashback tiling and double French doors to the garden. Off the kitchen is a handy utility room, also with a door to the garden and a WC

Moving upstairs, there are four double bedrooms, all with fitted wardrobes and bedrooms one and two having the added benefit of en-suite shower rooms, and completing the accommodation is a stylish, fully tiled bathroom with a white suite and shower over the bath.

Further benefits include gas central heating, double glazing and solar panels.



Extras

All fixtures and fittings will be included in the price along with the five ring gas hob and electric oven, integrated fridge/ freezer, dishwasher and washing machine, and the garden shed.

Gardens & Parking

A neat front garden with lawn welcomes you to the property and to the rear is a superb fully enclosed garden which is laid to lawn with a patio area, offering an ideal space for outdoor dining and relaxing in the warmer months and a safe place for children and pets to play. There is an integrated garage with up and over door and a driveway provides off street parking.

Factoring

The common gardens around the development are factored by Ross & Liddell at a cost of approximately £110 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

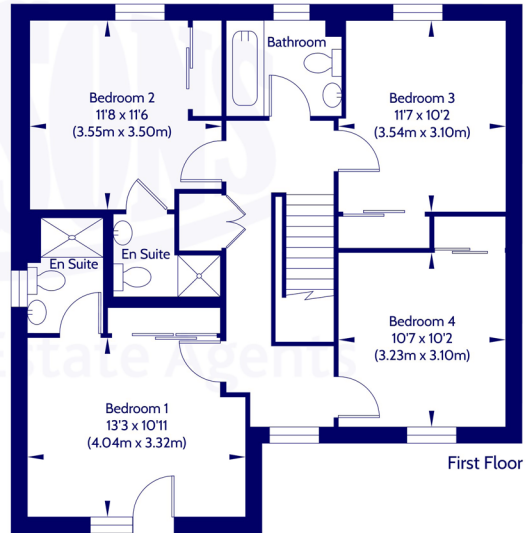
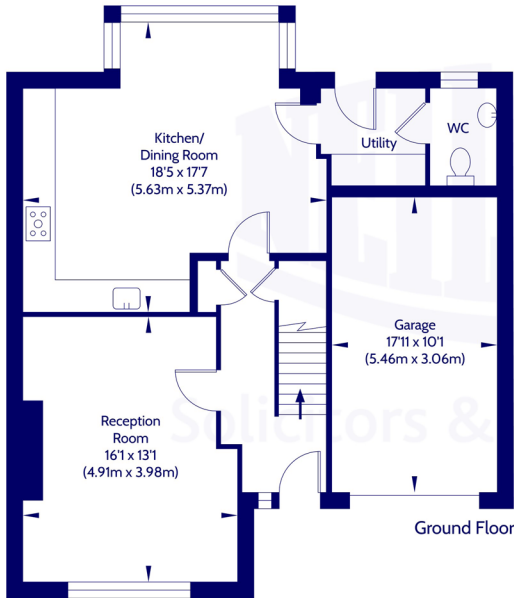
Situated in a modern residential development in the highly desirable district of Cammo, the property is in an ideal location for family life. The area is well served by local retailers, with the nearby Gyle shopping Centre, Craigleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally and a wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, and walks along Cramond and Silverknowes foreshore and Cammo Estate.



Approx. Internal Area 131.93 Sq M / 1421 Sq Ft.

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.



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