



9 Lennymuir  
Cammo, Edinburgh, EH12 0AP





# 9

## Lennymuir

Three bedroom end of terrace home offering fantastic accommodation on the outskirts of Edinburgh.

- Light filled Sitting room
- Breakfasting kitchen
- Dining room and conservatory
- Principle bedroom with en-suite
- Two double bedrooms
- Family bathroom
- Floored attic storage
- Double car driveway
- Rear garden with shed and BBQ hut
- Double glazing, oil heating and solar panels

Fixed Price: £325,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

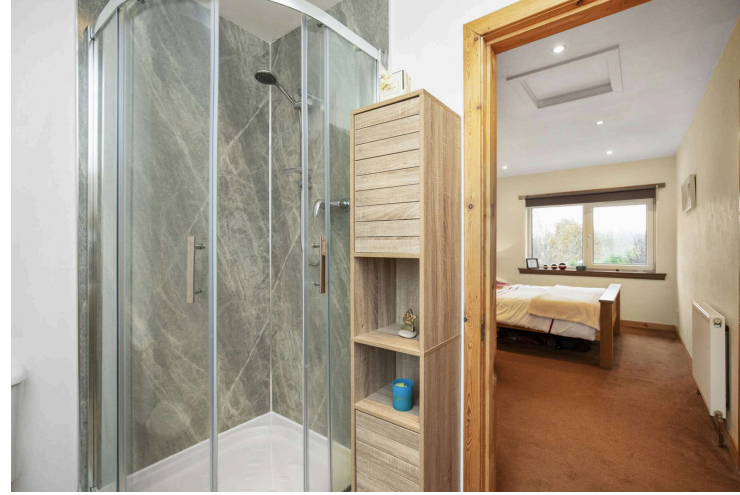
Situated on the outskirts of Edinburgh this three bedroom end of terrace property provides a semi-rural location within easy reach of Edinburgh City Centre. The bright and well presented interior offers an ideal space for a growing family, or indeed for the professionals working from home.

Externally the property has a double car driveway, storage lock up, shed with power and light and a purpose built barbeque hut. The property further benefits from solar panels, double glazing and oil fired heating and hot water provided from a Rayburn stove.

#### Extras

To include all carpets, curtains and blinds, white goods (Rayburn oil fired stove, integrated electric oven, hob and microwave) garden shed and BBQ hut.





## Location

Cammo is an established, highly sought-after residential area to the north west of the city. The area is ideally located for ease of access to the City Bypass, M8, M9, Edinburgh International Airport and the Queensferry Crossing. Local amenities are available nearby and additional amenities in the village of Davidsons Mains, more extensive shopping facilities can be found at Hermiston Gait Retail Park, the Gyle Shopping Centre and Craigleith Retail Park.

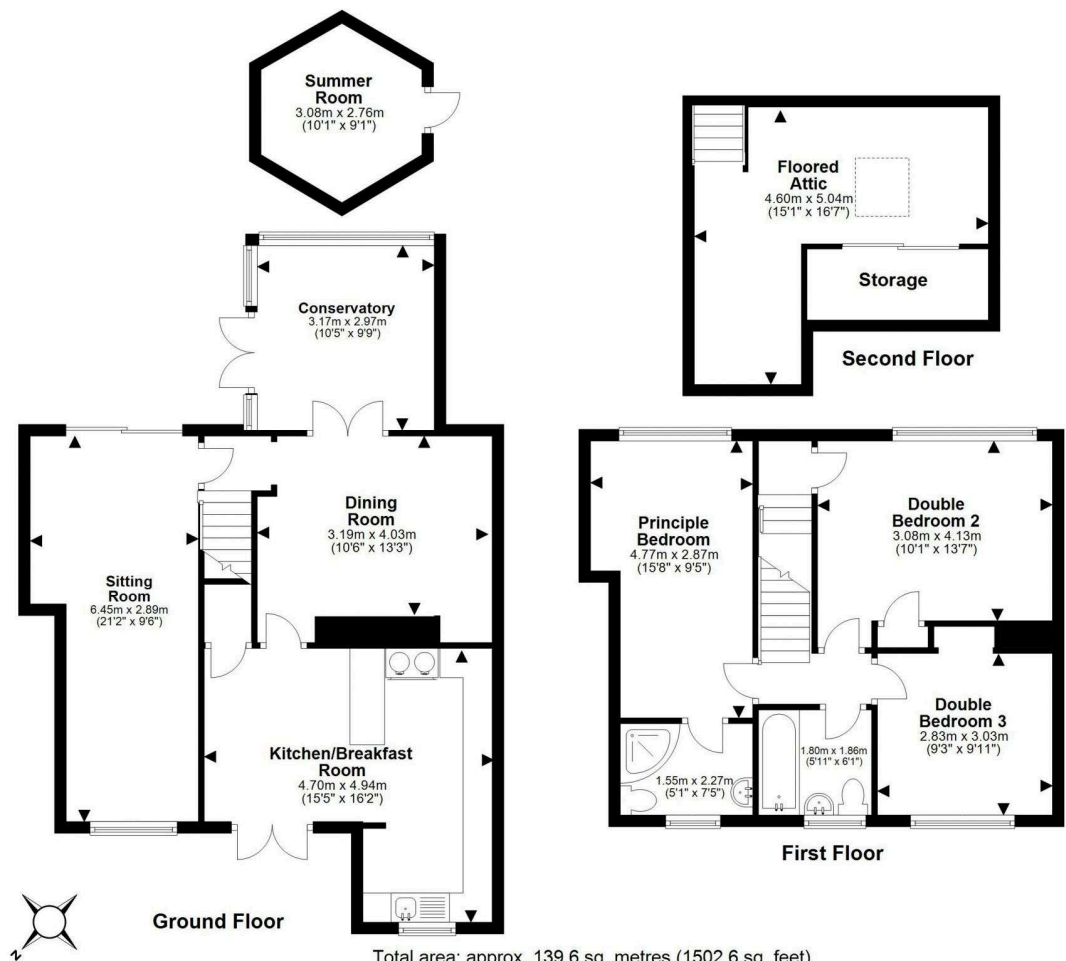
Excellent primary and secondary schools in both the public and private sectors are within easy reach. Local recreational facilities include the Royal Burgess and Bruntsfield Golf Courses and the Barnton Tennis Club, there are attractive walks through the Cammo Estate and along the River Almond.

The village of Cramond is only a short distance away with a general store, post office, beach promenade, marina and picturesque harbour in the estuary of the River Almond. The area is well served by public transport which reaches many parts of the city.





Add information here about the local area.



Total area: approx. 139.6 sq. metres (1502.6 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.



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