



27/6 CAMMO CRESCENT

Cammo, Edinburgh, EH4 8DZ



1
Public Room



2
Bedrooms



2
Bathroom



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Located in a quiet development in the sought-after Cammo area of Edinburgh, this two/three bedroom flat is a stone's throw from the leafy walks of the Cammo estate and the River Almond. Offering outstanding storage throughout, the versatile family-friendly interiors include a spacious open-plan living/dining room with an integrated breakfasting kitchen and attached utility room, two double bedrooms (one with an en-suite shower room), a home study with potential to be a third bedroom and a stylish bathroom with shower-over-bath. Set within a modern development with well-maintained communal gardens, elevator access and a secure entry system, the property further benefits from private off-street residents' parking.





**B**EPC
RATING**G**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Second-floor flat in a modern development
- Well-connected suburban location
- Accessed via secure entry system and communal elevator
- Welcoming hallway with storage
- Spacious living/dining room with balcony, open to
- Integrated breakfasting kitchen, with utility room
- Two double bedrooms with storage, one with en-suite shower room
- Home study/Third bedroom
- Stylish bathroom with shower-over-bath
- Extensive communal gardens
- Private unallocated residents' parking
- Gas central heating and double glazing







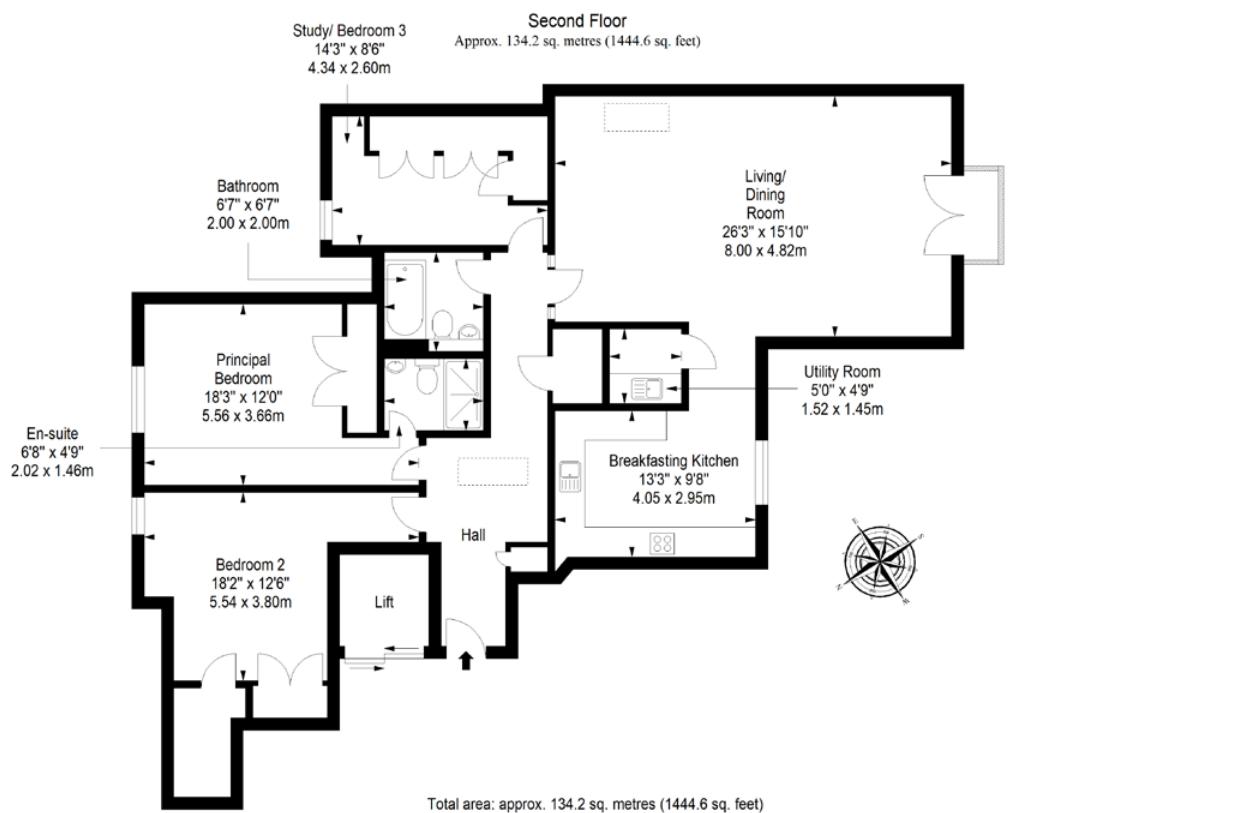


Extras: All fitted floor and window coverings, light fittings and appliances are included, whilst all furniture and household goods are available for purchase by separate negotiation.



CAMMO, EDINBURGH

Cammo Grove is situated in the popular residential area of Cammo, next to Barnton, and is characterised by large detached villas, mature gardens and set against a backdrop of expansive woodland areas and a river. Only 5 miles from the city centre, the surrounding area conveniently offers a variety of shops providing everyday amenities including a supermarket, Post Office, chemist and bank. For more substantial shopping, the nearby Hermiston Gait and the Gyle shopping centres offer a wide range of High Street stores and restaurants. For the outdoor enthusiast there are a wealth of outdoor activities to pursue including the Cammo Estate Park with mature open woodland providing lovely walks or a stroll along the River Almond to the picturesque village of Cramond where a small sandy beach awaits. The nearby tranquil Lauriston Castle set within a historic garden offers magnificent views over the Firth of Forth and Cramond Island. The surrounding area also benefits from an abundance of fantastic golf courses and many cycle paths linking parts of the city, providing easy commuting by bike. For the active type, Drumbray Leisure Centre is close by with a swimming pool, modern gym and fitness classes and there is a well-renowned tennis club at nearby Barnton. Cammo Grove is in the catchment area for the excellent Cramond Primary School and the well regarded Royal High School. There are also several reputable nurseries in the area and all of Edinburgh's prestigious private schools are easily accessible. Transport facilities are excellent in the area with regular bus services taking you to and from the City Centre and beyond. It is also well positioned for access to the Airport, Forth Road Bridge, City Bypass and the M8 to Glasgow.



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