



GILSON GRAY

LAW • PROPERTY • FINANCE

5/1 GOLDCREST PLACE

Cammo, Edinburgh, EH4 8GQ



Forming part of a development in Cammo by well-regarded house builders David Wilson Homes, this ground-floor apartment boasts immaculately presented interiors, a fantastic open-plan living area with direct access to a private garden area, two double bedrooms with built-in wardrobes, an en-suite shower room, a separate bathroom, and a utility cupboard. Externally, in addition to the private garden area, the apartment benefits from access to shared grounds and private residents' parking.

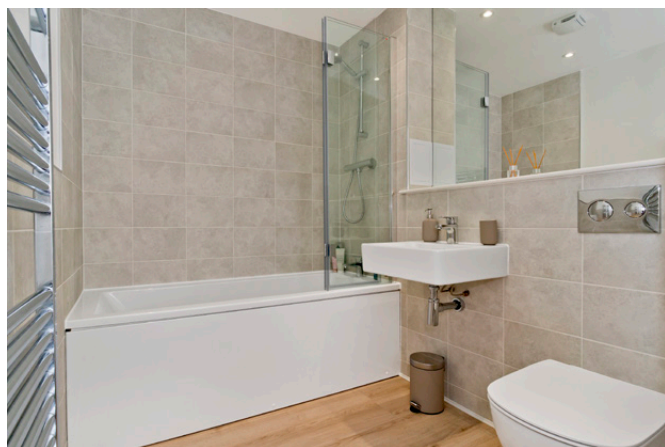
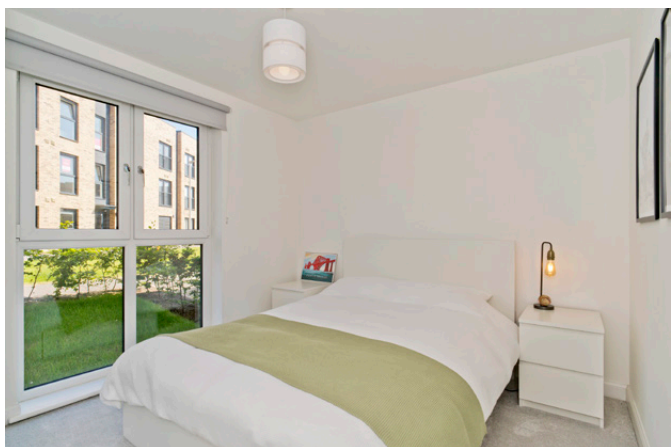
Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher, as well as a freestanding washer/dryer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Ground-floor apartment in Cammo
- Part of an exclusive development
- Secure shared entrance
- Hall with storage and utility cupboard
- Open-plan kitchen/living/dining room
- Stylish, fully integrated kitchen
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom
- Private garden area
- Access to shared grounds
- Private residents' parking
- EPC Rating - B
- Council Tax Band - E

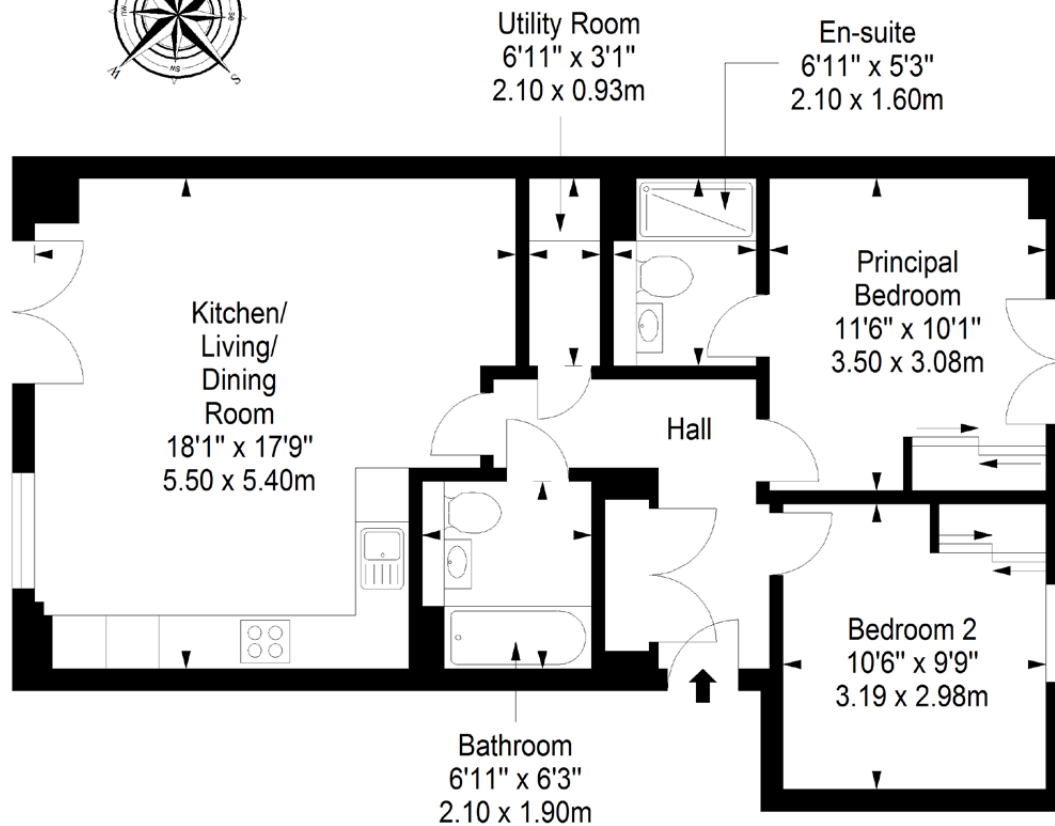


“TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES, ONE EN-SUITE SHOWER ROOM & A SEPARATE BATHROOM”





Ground Floor
Approx. 65.9 sq. metres (709.4 sq. feet)



Total area: approx. 65.9 sq. metres (709.4 sq. feet)



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