



14 Cammo Walk
Cammo, EH4 8AN

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

- Sitting Room
- Dining Room/ Bedroom 5
- Kitchen
- Four Bedrooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Driveway & Single Garage
- EPC Rating - D



Forming part of a prestigious tree lined residential street directly opposite Cammo Estate Local Nature Reserve this stylish presented detached villa is situated within the highly desirable and sought after location of Cammo close to excellent amenities, schools and transport links. All major motorway networks are easily accessible as is Edinburgh Airport. In move-in condition, the generously proportioned accommodation would make an ideal purchase for the young family. Entered by way of secure double gates into sweeping driveway, welcoming entrance hallway with WC apartment, beautifully presented sitting room with feature media wall and corner window formation, dining room (currently being used as a double bedroom), stylish well laid out kitchen with door providing access to the garage and a double bedroom with French doors leading to the rear garden completes the downstairs accommodation. Upstairs leads to three further delightful double bedrooms and contemporary family bathroom with separate shower enclosure. There are well maintained private and fully enclosed gardens to the front and rear of the property with large driveway and single garage. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, washing machine, fridge-freezer, dishwasher and tumble dryer. All included appliances are sold as seen with no warranty provided.

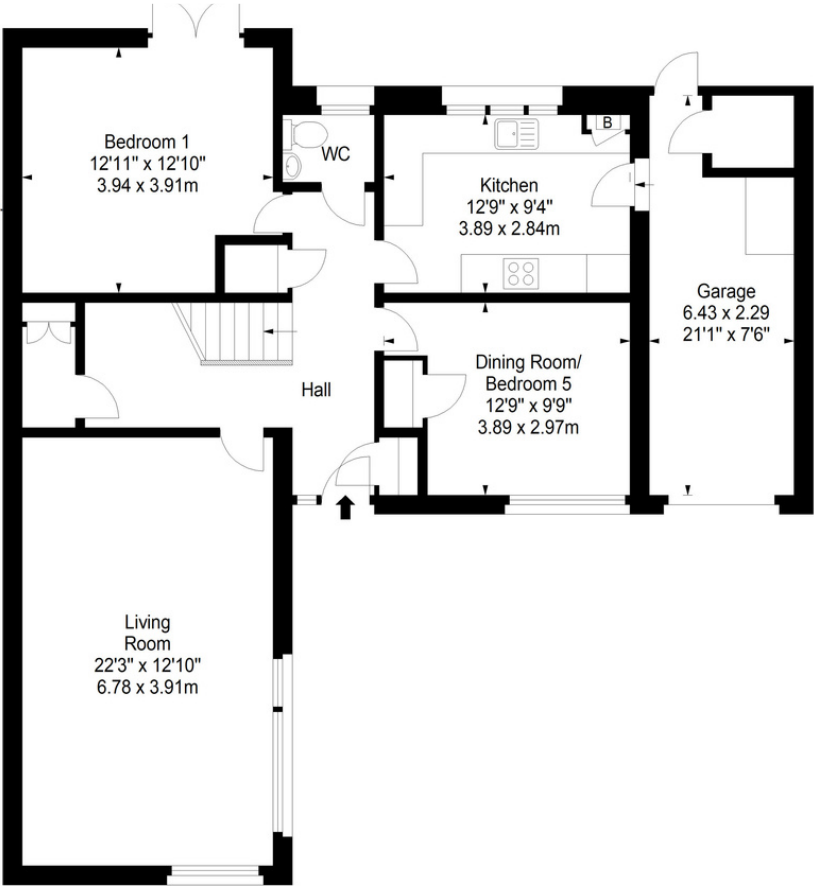




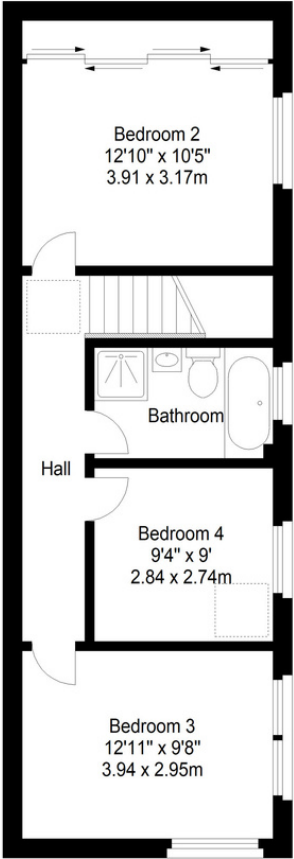
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Edinburgh, EH4 8AN**



Approx. Gross Internal Area
1649 Sq Ft - 153.19 Sq M
(including garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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