

2E Cammo Road, Cammo, Edinburgh, EH4 8EB





### Description

Forming part of a small, bespoke development of luxury townhouses within a prestigious location, this exclusive four-bedroom, contemporary terraced townhouse boasts immaculate, modern interiors, an integral garage and enclosed private rear garden. Situated just a stone's throw from the leafy walks of Cammo Estate and the River Almond, the property benefits from carefully considered interior specification, which features thoughtful design elements and acute attention detail, with deluxe fixtures and fittings, and effortlessly stylish decor throughout.

- Vestibule and welcoming reception hallway
- South-facing formal living room with Juliette balcony
- Office space off living room
- Bespoke Kitchens International fitted kitchen with dining boasting sleek units, and a contrasting solid Silestone worktop, neatly incorporating a full range of Siemens kitchen appliances
- Useful separate utility room
- Master bedroom suite with 4-piece bathroom
- Three further bedrooms, one with en-suite
- WC located on the ground floor
- Gas central heating and acoustic double glazing
- Enclosed landscaped gardens
- Off street parking and integral one and a half sized garage
- Vent Axia Clean air system throughout the property
- Solar energy system wired into the roofing system

### Extras

The fitted carpets, blinds, together with all integrated Siemens appliances in kitchen: dishwasher, oven with combi-microwave, induction hob and fridge/freezer are included.

**EPC Rating: B**

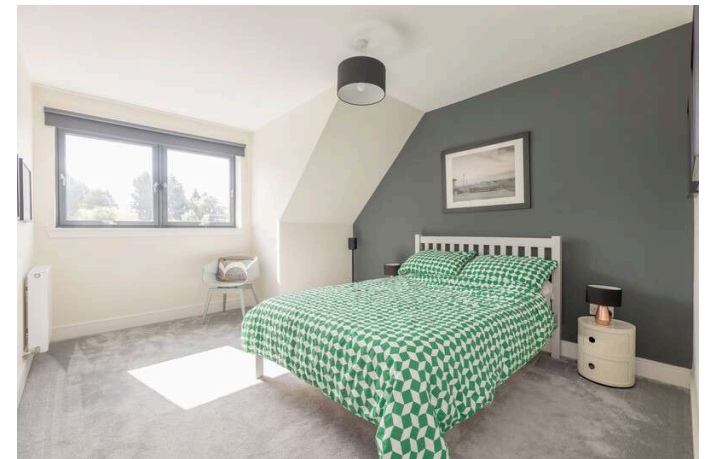


### Location

Cammo has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. Nearby Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club and just beyond Barnton lies Cramond, which has a lovely beach and an historic Kirk. Sitting on Whitehouse Road, close to its junction with Queensferry Road, is a row of shops including a gift/coffee shop, Co-op, chemist and post office. The Gyle Centre has a great selection of shops and is only a short journey away, whilst a large Sainsbury's Supermarket and other major stores are located at Craigmile Retail Park. Schooling is well represented from nursery to senior level. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and the Queensferry Crossing, whilst Edinburgh's City Centre is easily accessible via a regular bus service.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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Approx. Gross Internal Area  
1790 Sq Ft - 166.29 Sq M  
Garage  
Approx. Gross Internal Area  
182 Sq Ft - 16.91 Sq M  
For identification only. Not to scale.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

