

14 Mauseley Park, Cammo, Edinburgh, EH4 8FB



## 14 Mauseley Park | Cammo | Edinburgh | EH4 8FB

### Description

Fabulous three bed end terrace villa, of immense appeal, forming part of David Wilson's striking Cammo Meadows development conveniently placed for a good range of amenities and excellent transport links. Surrounded by manicured communal grounds and boasting ample residents parking, this stunning home is offered to the market in true move-in condition, with ultra-modern and immaculately presented interior that would make an ideal home for a professional couple or family.

- Hallway with under-stair storage and cloak room/WC
- Living/dining room with French doors to rear garden
- Well appointed kitchen which comes with a full complement of integrated appliances
- Two double bedrooms, one with extensive fitted storage
- Bedroom 3
- Bathroom featuring a contemporary three piece white suite with shower over the bath
- Enclosed rear garden, offering an ideal space for outside entertaining and relaxation with bespoke built gable end storage shed
- Residents parking

### Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher and fridge/freezer are included.

### EPC Rating: B

### Factor

The development is factored by Ross & Liddell for approx. £30 per month. This includes maintenance of communal areas.



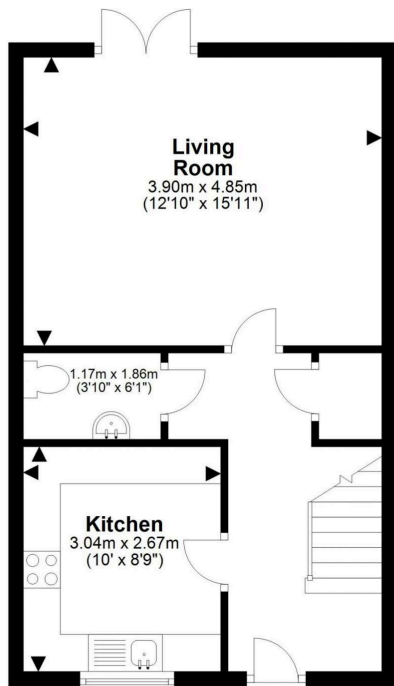
### Location

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.

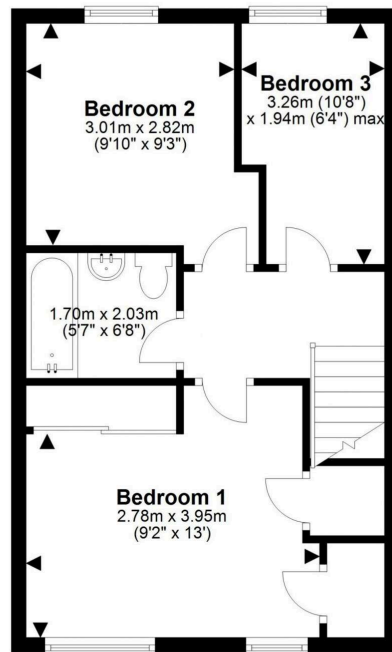
### Price and Viewing

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





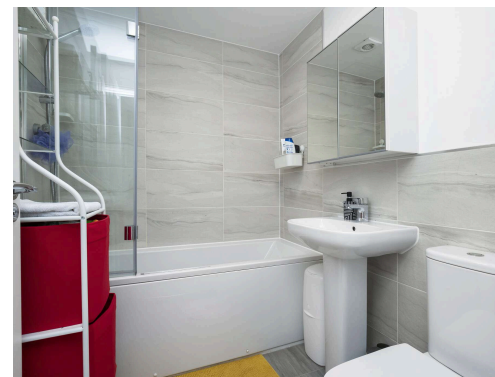
Ground Floor



First Floor



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.



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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.

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