

26 Mauseley Park, Cammo, Edinburgh, EH4 8FB





### Description

Contemporary four bed end terrace townhouse, 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 lovely property provides spacious and particularly versatile living space over three floors featuring ultra-modern interior that would make an ideal home for a professional couple or family.

### Features

- Corner plot setting
- End terraced townhouse
- Energy-efficient home
- Living room/dining room with French doors opening onto rear east facing garden
- Ultra-sleek kitchen with integrated appliances
- Four double bedrooms
- En suite to main bedroom
- Family bathroom
- Gas central heating and double glazing ensures comfortable and ambient living environment

### Factor

The development is factored by Ross & Liddell for approx. £20 per month. This includes maintenance of communal areas & annual fee charged for the consortium development.

### Extras

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

**EPC Rating: B**

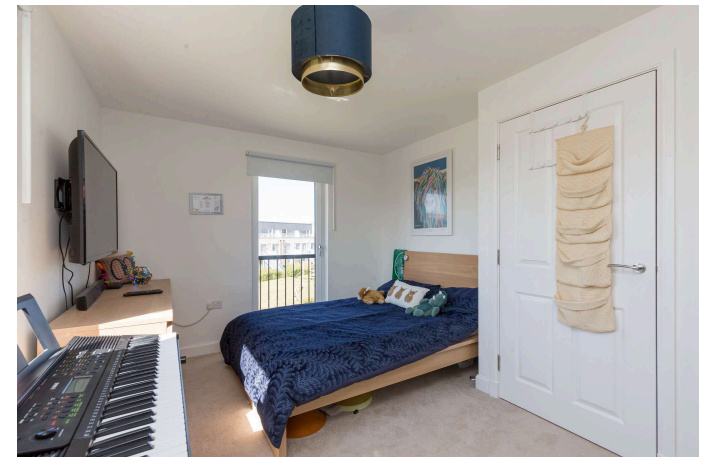


### Location

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.

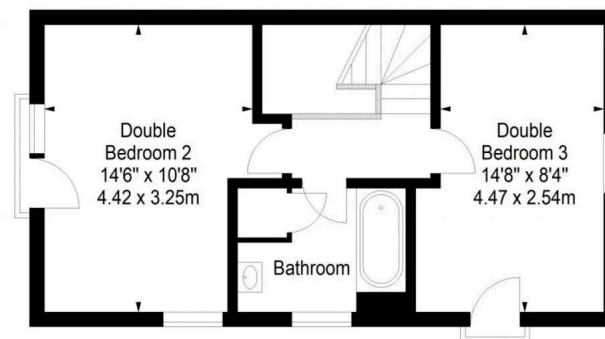




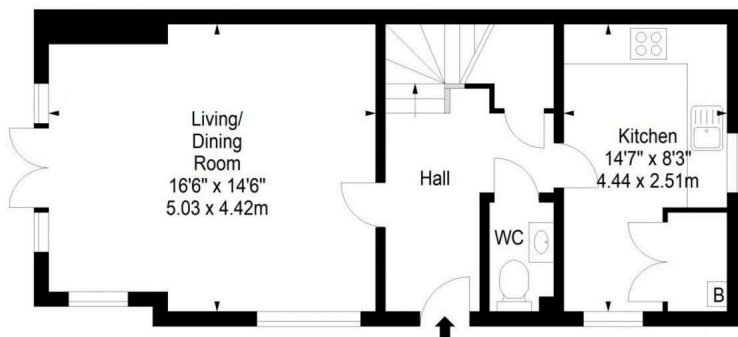
**Mauseley Park,  
Edinburgh,  
Midlothian, EH4 8FB**



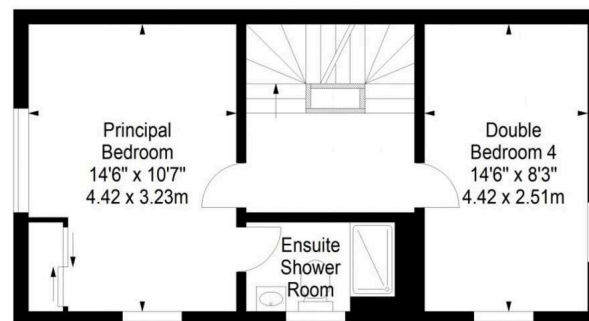
Approx. Gross Internal Area  
1305 Sq Ft - 121.23 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor



Ground Floor



First Floor



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

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.

**espc**