

2 (flat 4) Firecrest Way, Cammo, Edinburgh, EH4 8GP





## 2 (flat 4) Firecrest Way | Cammo | Edinburgh | EH4 8GP

### Description

Fabulous fully furnished three bed first floor apartment (Show Home) 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 excellent condition with high-spec interior throughout and would make an ideal home for an individual, professional couple or family.

### Features

- Show Home apartment
- Sold fully furnished
- High spec contemporary interiors
- Welcoming hallway with useful utility closet
- Fantastic open-plan kitchen, living, and dining room providing a superb sociable space
- Generous master bedroom with built-in wardrobes and pristine en-suite shower room
- Double bedroom 2 also with fitted wardrobe
- Single bedroom 3
- Stylish bathroom with shower-over-bath
- Gas central heating and double glazing
- Secure entry system with lift access
- Beautifully landscaped grounds with residents EV charge points

### Factor

The development is factored by Ross & Liddell for approx. £1,200 per annum. This includes maintenance of communal areas and buildings insurance.

### Extras

The property will be sold fully furnished together with all integrated appliances.





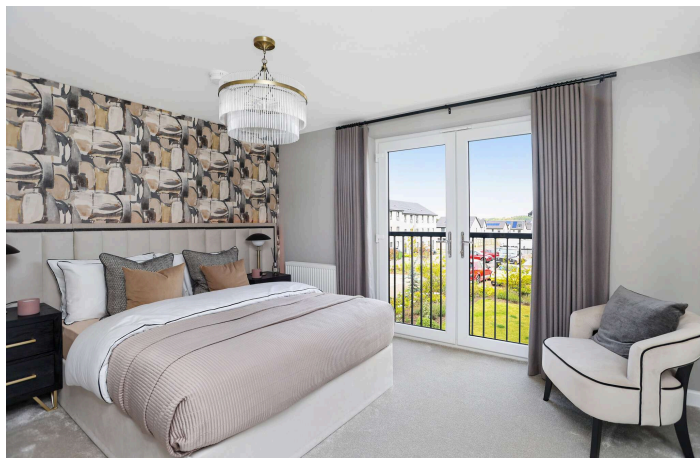
### Location

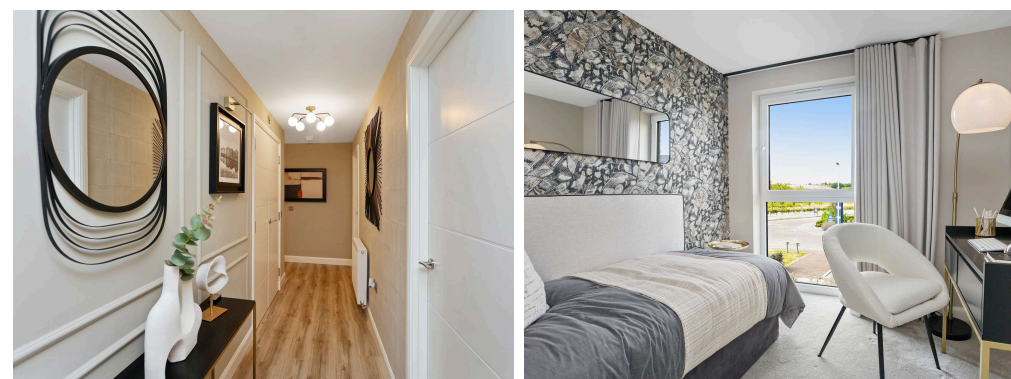
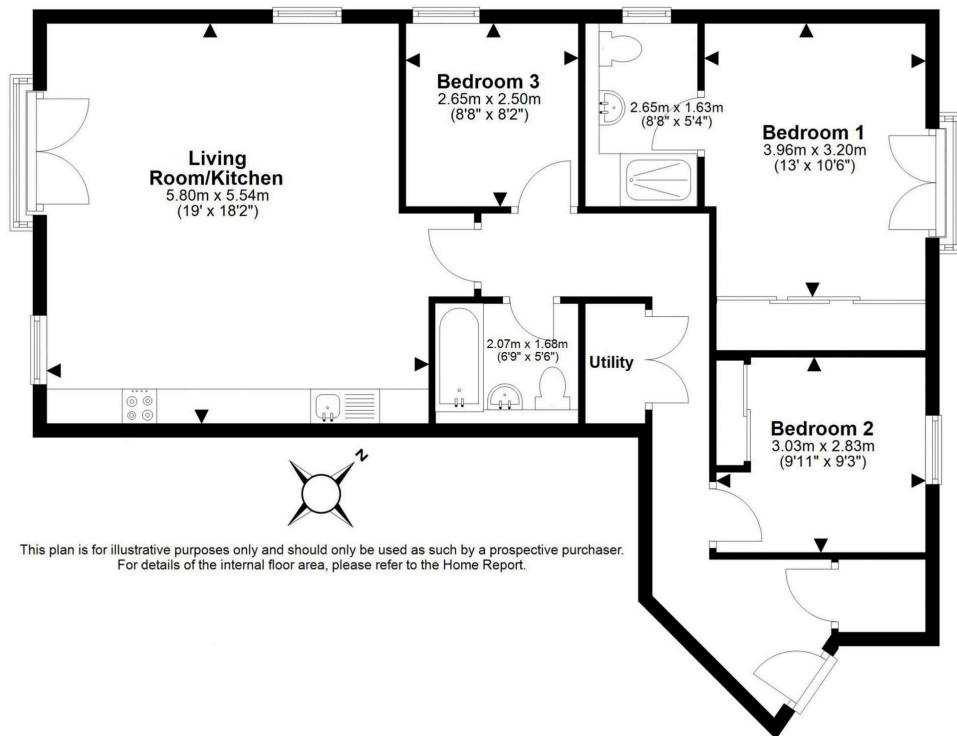
Cammo has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. Nearby Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club and 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 Tesco and Lidl supermarkets can be found at nearby Corstorphine. 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 multiple regular bus services which include (No.'s 31, 47, 43 & X55) and the tram network via Edinburgh Gateway station.

**EPC Rating:** B

### 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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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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