

9 (flat 4) Poppy Cruik, Cammo, Edinburgh, EH4 8FP



Description

Impressive two bed first floor apartment of immense appeal, forming part of Cala'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 home which is still under NHBC warranty, is offered to the market in excellent condition, with ultra-modern and tastefully presented interior that would make an ideal home for an individual, or professional couple.

Features

- Two bed first floor apartment in desirable Cammo Meadows
- Stylish, contemporary interiors
- Welcoming hallway with useful utility closet
- Fantastic open-plan kitchen, living, and dining room with access to a large west-facing balcony
- Integrated Bosch appliances
- Generous master bedroom with built-in wardrobes and pristine en-suite shower room
- Double bedroom
- Principal bathroom with shower-over-bath
- Gas central heating and double glazing
- Video entry system

Factor

The development is factored by Ross & Liddell for approx. £630 which is billed twice a year. This includes maintenance of communal areas and buildings insurance.

Extras

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



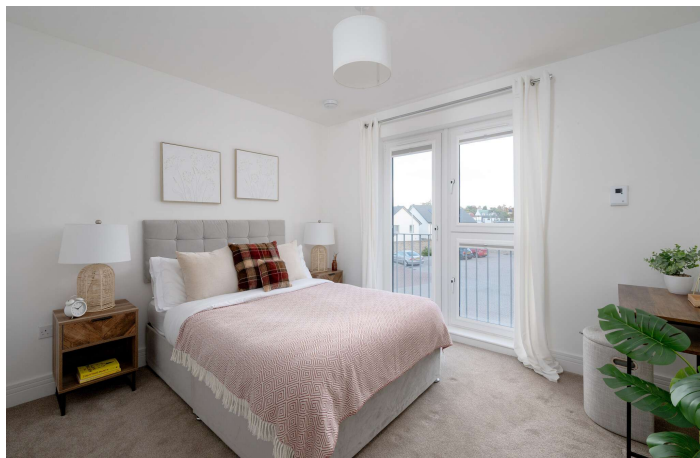
Location

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

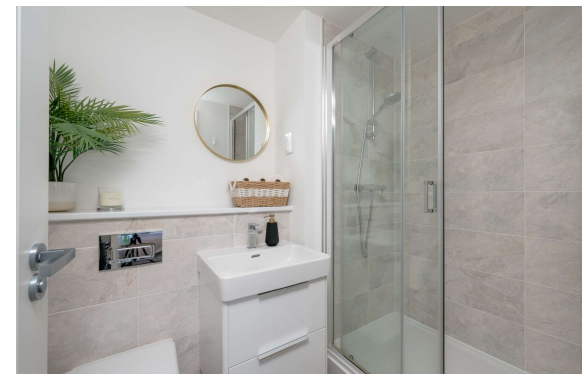
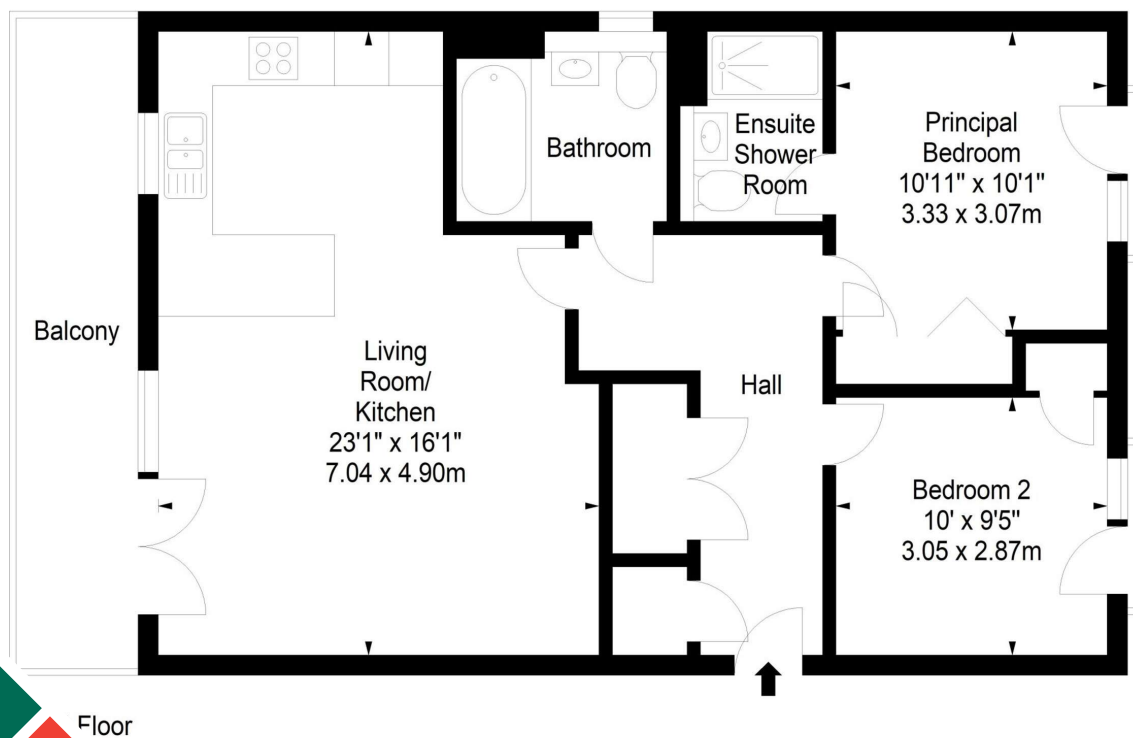
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Poppy Cruick,
Edinburgh,
Midlothian, EH4 8FP



Approx. Gross Internal Area
805 Sq Ft - 74.78 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.

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