



Solicitors & Estate Agents



Fixed Price







£295,000

5/7 Goldcrest Place

Cammo | Edinburgh | EH4 8GQ

This immaculate, generously proportioned top floor flat (built in 2022) offering fantastic dual-aspect views and lift access, is pleasantly situated within a modern development and would undoubtedly appeal to the young professionals or those wishing to downsize.

Situated within a prime location, excellent local amenities and commuting links are on hand.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Residents parking
-  EPC rating - C
-  Council tax band - E



Description

In brief the accommodation comprises; lift/stair access to all floors, welcoming entrance hallway with useful built-in storage including a utility cupboard, spacious and bright lounge/dining with Juliet balcony and stunning views across Cammo Estate, Queensferry Crossing, Pentland Hills and beyond, open plan to modern upgraded fitted kitchen with integrated appliances, black glass splash back and plinth lighting, light and airy principal bedroom with fitted wardrobes and contemporary en-suite shower room, second good sized double bedroom with fitted wardrobes and Juliet balcony, and attractive bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings (Amtico flooring) and blinds will be included in the sale together with the integrated appliances which include integrated oven, hob, dishwasher and fridge/freezer. The washing machine will also be included in the sale.

Gardens & Parking

A real feature of this development is the beautifully maintained communal garden grounds with ample residents parking available including electric charging points. A communal bike store is also available. A factoring fee is payable to Ross & Liddle for the upkeep of the communal areas and is approximately £70 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





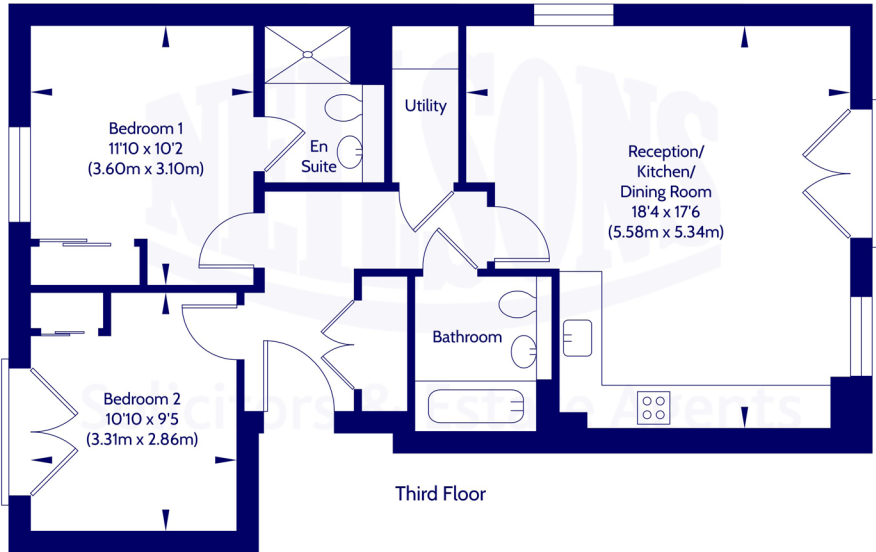
Location

Situated in a brand-new development on the outskirts of the desirable district of Cammo, the property is in an ideal location for young professionals. Cammo is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The city by-pass linking the national motorway network, Forth Bridges and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally and a wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City.





Approx. Gross Internal Floor Area 67.14 Sq M / 723 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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