










Offers Over

£265,000

54 Cammo Tower View

Cammo | Edinburgh | EH4 8GN

A fantastic opportunity has arisen to purchase this impressive, mid terrace house with private gardens, situated in the desired Cammo area within the prestigious new Cammo Meadows estate. The beautiful home would undoubtedly appeal to first time buyers, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway, light and airy reception room with under stair storage cupboard, stylish fitted kitchen/dining with door accessing rear garden, useful utility room and WC. Leading to the upper floor there are two good sized double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to attic.



Extras

All fitted floor coverings will be included in the sale together with the gas hob and oven. The white goods are available through separate negotiation.

Gardens & Parking

There is a well maintained front garden and a fully enclosed rear garden mainly laid to lawn and patio area. For the car user there is ample residents parking to the front.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

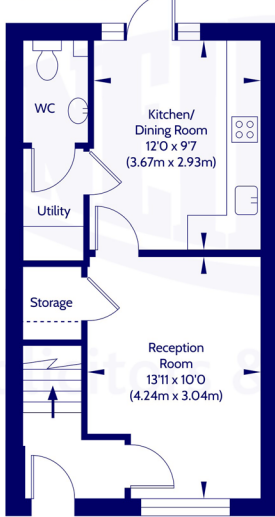
Situated in a modern residential development in the highly desirable district of Cammo, the property is in an ideal location for family life. Cammo is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including 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 Road Bridge 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.



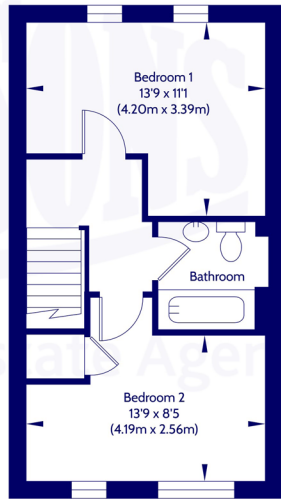


Approx. Gross Internal Floor Area 66.96 Sq M / 721 Sq Ft.

Ground Floor



First Floor



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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