










Solicitors & Estate Agents



16 Cameron Toll Gardens

Newington | Edinburgh | EH16 4TG

This rarely available semi-detached property offers an excellent opportunity for families seeking a well-balanced home in a desirable location. Boasting both front and rear gardens, the property provides ample outdoor space for relaxation, play, and entertaining. The private driveway ensures convenient off-street parking, while the attached garage offers additional storage or potential for conversion to suit various needs.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

This well-proportioned two-story home is thoughtfully designed for comfortable living. On the ground floor, the entrance hallway leads into a spacious open-plan reception and dining room that stretches from the front to the rear of the property, offering ample space for both relaxation and entertaining. The kitchen, located at the rear, features a practical layout with generous counter space and storage, and includes direct access to the outside. Adjacent to the kitchen is an attached garage, providing secure parking or additional storage options. The first floor hosts three well-appointed bedrooms. The principal bedroom, located at the front, benefits from built-in storage, while the second bedroom enjoys a pleasant rear-facing aspect. The third bedroom, slightly smaller, is versatile and could serve as a single bedroom, nursery, or home office. Completing this level is a centrally located bathroom, featuring a three-piece suite with a bathtub. With its spacious living areas, practical layout, and excellent storage options, this home is perfectly suited for families or professionals seeking a well-balanced living space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The front garden is designed for minimal upkeep, featuring a tidy, low-maintenance landscape. A driveway leads to a spacious garage, providing convenient parking and storage space. At the rear, the garden is fully enclosed for privacy and security. It boasts a lovely patio area, perfect for outdoor dining or relaxing, alongside a well-maintained lawn that offers ample space for activities or gardening. The combination of these elements creates an inviting, functional outdoor space that requires little effort to maintain while providing plenty of enjoyment.

Viewing

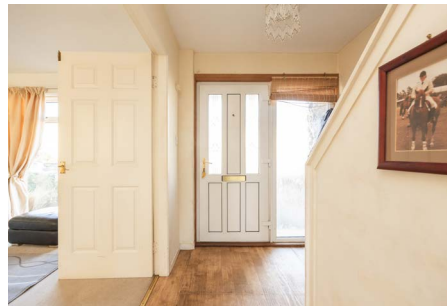
Please contact Neilsons on 0131 625 2222.





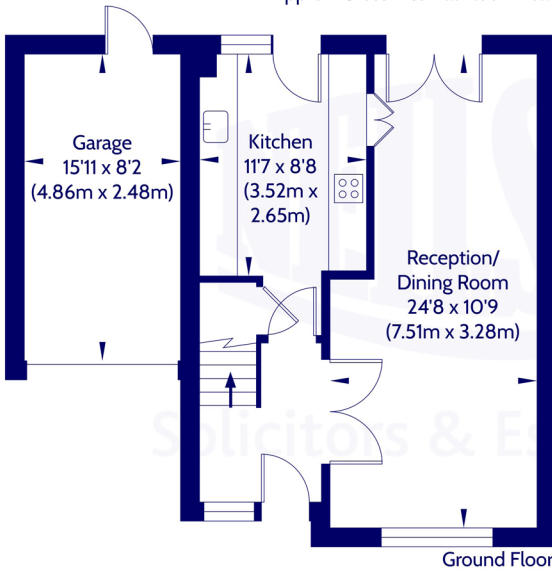
Location

Cameron Toll Gardens is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are within easy walking distance. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the main motorway network.

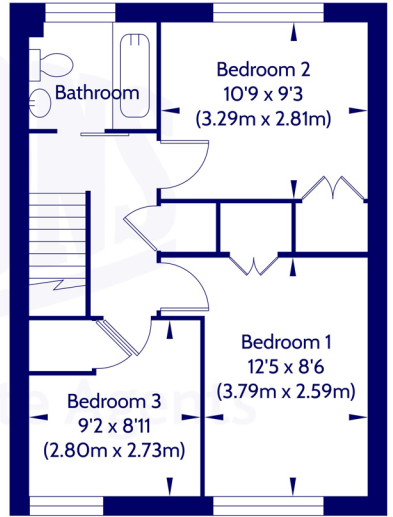




Approx. Gross Internal Floor Area 81.27 Sq M / 874 Sq Ft.



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.



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