



Solicitors & Estate Agents










Offers Over

**£560,000**

## 2 Kestrel Avenue

Cammo | Edinburgh | EH4 8GF

An exceptionally appealing detached villa located on a generous corner plot, forming part of a popular David Wilson development, situated in the capital's desirable Cammo area.

-  4 bedrooms
-  2 public room
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  ESPC rating – C
-  Council tax band- G



## Description

Internally the property is presented in pristine move-in condition throughout and offers spacious and flexible family living within easy travelling distance of the city centre and superb transport links/amenities.

The accommodation briefly comprises: entrance hallway with stair to the upper level and substantial built-in storage cupboard, well proportioned south and west facing reception room with carpeted floor and feature shutters, stylish dining kitchen with focal island and doors opening directly out to the rear garden, the kitchen units are of a sleek contemporary style and include coordinated worktops, glass splashback and a range of high quality integrated appliances, utility room, convenient downstairs WC/guest bathroom, upper hallway, generously sized principal bedroom with fitted wardrobes and modern en-suite shower room, three further bedrooms (two with wardrobes) and tiled family bathroom with three piece white suite and separate shower enclosure.



## Extras

All floor coverings, shutters, light fittings and integrated appliances will be included.

## Gardens, Driveway and Garage

To the front of the house is a driveway, bordered by lawn together with an integral garage to provide excellent off-street parking/overspill storage. To the rear of the house is a substantial fully enclosed private garden laid mainly to lawn, together with a paved seating area.

## Viewing

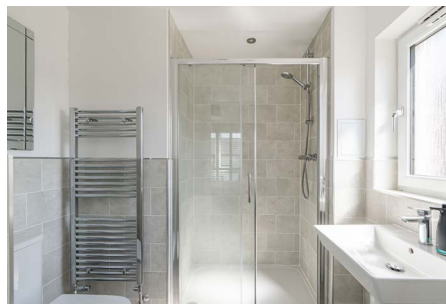
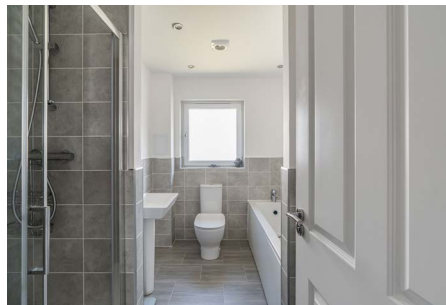
By appointment through Neilsons (0131 625 2222).





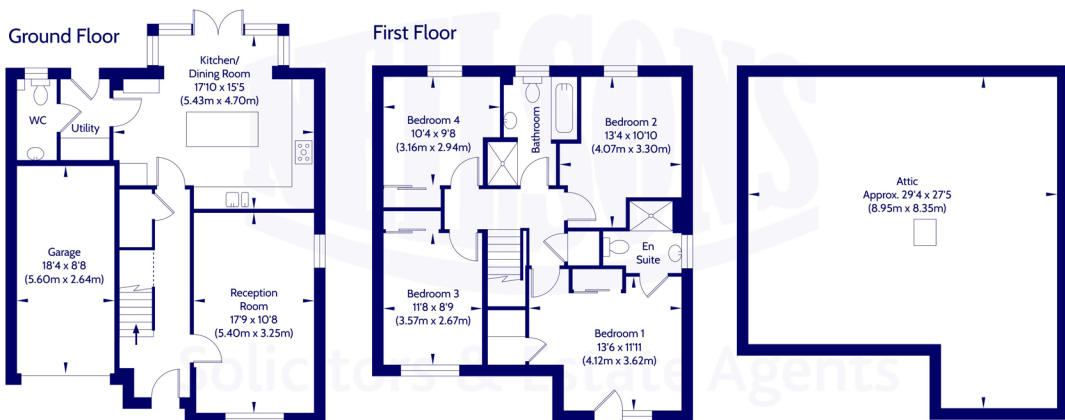
## Location

Situated in a modern residential development in the highly desirable district of Cammo, the property is in an ideal location for family life. The area is well served by local retailers, with the nearby Gyle shopping Centre, Craigleith 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, and walks along Cramond and Silverknowes foreshore and Cammo Estate.





Approx. Gross Internal Floor Area 123.91 Sq M / 1334 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.



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