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Fixed Price

**£286,995**

## 1/2 Goldcrest Place

Cammo | Edinburgh | EH4 8GQ

An immaculately presented, first floor flat pleasantly situated within a modern development in the desirable district of Cammo. Offering well proportioned accommodation, the property is close to local amenities and excellent transport links and is sure to have a wide appeal in the market including first time buyers, young professionals or those wishing to downsize.

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



## Description

In true move in condition and accessed via the lift or stairs, the accommodation briefly comprises of welcoming entrance hallway with storage and a utility cupboard plumbed for a washing machine, bright and airy lounge with dining area and Juliet balcony, open plan to a modern fitted kitchen with a range of sleek white wall and base units with co-ordinated worktops, principal bedroom with built in wardrobe and en-suite shower room, double bedroom two with built in wardrobe and Juliet balcony, and a partially tiled bathroom with a white suite, heated towel rail, and shower over the bath. The property also benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven, washing machine, and integrated fridge/freezer and dishwasher.

## Gardens & Parking

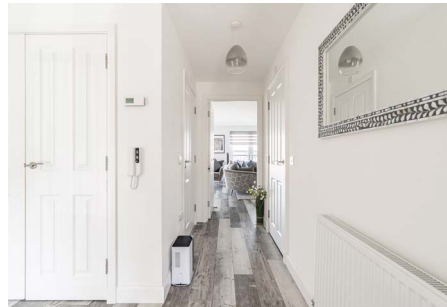
There are beautifully maintained communal garden grounds around the development with ample residents parking available including electric charging points. A communal bike store is also available.

## Factoring

The common areas and garden grounds are maintained by Ross & Liddell at a cost of approximately £170 per month and this includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

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, 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 Bridges and Edinburgh International Airport is 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 city.







Approx. Gross Internal Floor Area 71.07 Sq M / 765 Sq Ft.



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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