



Solicitors & Estate Agents



Offers Over

£350,000

49 Strathalmond Road

Cammo | Edinburgh | EH4 8HP

This immaculate, beautifully presented terraced villa with well maintained private gardens and carport, is situated in a quiet residential area close to excellent amenities and commuting links. The property will undoubtedly appeal to professionals and growing families. Early viewing is highly recommended.

 3 Bedrooms

 1 Public

 1 Bathroom
WC

 Private Gardens

 Car Port

 EPC Band - D

 Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with useful WC, generously proportioned and bright lounge with understairs storage, open plan to light and airy dining room with French doors providing direct access to the rear garden, modern fitted kitchen, well proportioned principal bedroom with fitted wardrobes and access to a useful study area, two further good sized bedrooms and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing. Presented to the market in true move-in condition.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and integrated washing machine.

Gardens and Parking

To the rear of the property lies a fully enclosed, well maintained private garden which is laid to lawn with areas of patio and decking. A further section of private garden can be found to the front and there is a carport space located within the development.

A fee is payable to Strathalmond Court Committee of approximately £100 per year for the upkeep of the communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.





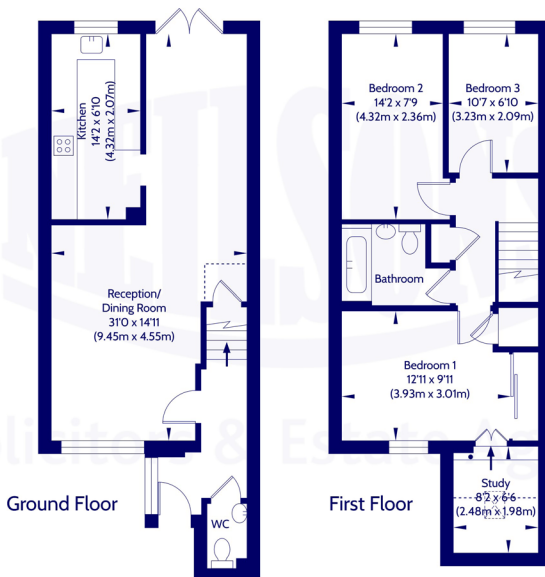
Location

Strathalmond Road forms part of the prestigious residential district of Cammo, bordered by the delightful River Almond Walkway and Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, cafes, restaurant, Tesco Express, bank and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of facilities. 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, Queensferry Crossing and Edinburgh International Airport are also within easy reach of the property. Excellent schooling at all levels is available locally including the new Flying Colours Private Nursery. 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 centre.





Approx. Gross Internal Floor Area 93.74 Sq M / 1009 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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