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**Flat 7,  
25 Umbrella Pine Terrace,**

**Edinburgh, EH4 8FT**

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## Description

An excellent opportunity has arisen to acquire this superbly presented 1-bedroom first floor apartment, set within the exclusive Cammo Meadows development. The apartment is well positioned to take advantage of the vast open surrounding green spaces. The property is stylish, well-presented and in move-in condition. The accommodation comprises a welcoming hall, a light, spacious open plan living/dining/kitchen. The double bedroom is light and airy and provides a tranquil retreat, with fitted storage cupboards and the property is completed with a modern bathroom with white suite and has a separate shower cubicle. The property further benefits from gas central heating, double glazing, entry phone security system, lift access to all floors and is set within well maintained factored communal garden grounds with shared parking. This property will appeal to a variety of buyers such as a young professional, couple or perhaps someone who is looking to downsize from a larger family home. Viewing is highly recommended to fully appreciate the standard and quality of accommodation on offer.

## Factoring

The development is managed by Ross & Liddell, 6 Clifton Terrace, Edinburgh, EH12 5DR. An approximate annual fee of £1,130 is payable.

## Location

Situated approximately five miles west of Edinburgh city centre, the exclusive residential area of Cammo enjoys the best of both worlds: a charming countryside setting with all the benefits of city living. Renowned for its secluded villas and peaceful ambience, the area is served by a fantastic range of local services and amenities, with more extensive shopping facilities provided at Hermiston Gait and the Gyle Shopping Centre just a short drive away. Thanks to its semi-rural location, Cammo offers an abundance of outdoor activities for all the family: from fun days out at Cammo Estate Park and Lauriston Castle to relaxed strolls along the River Almond to quaint Cramond village. Golf enthusiasts have their pick of several prestigious golf clubs nearby, while fitness enthusiasts are also well catered for at Drumbrae Leisure Centre, which boasts a swimming pool, a state-of-the-art gym and a varied programme of fitness classes. Cammo enjoys an outstanding choice of schooling in both the public and private sector. Thanks to its location to the west of Edinburgh, Cammo provides convenient access to Edinburgh City Bypass, Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. The area is also served by excellent public transport links into Edinburgh city centre and beyond.



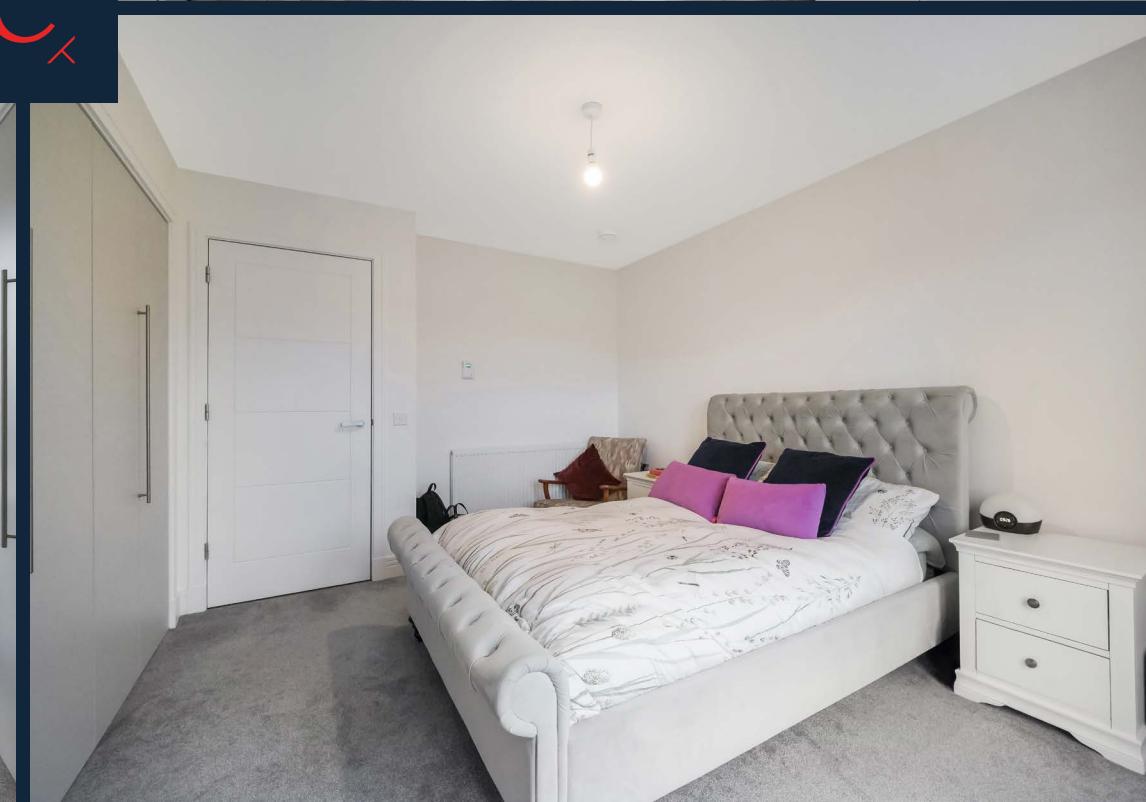
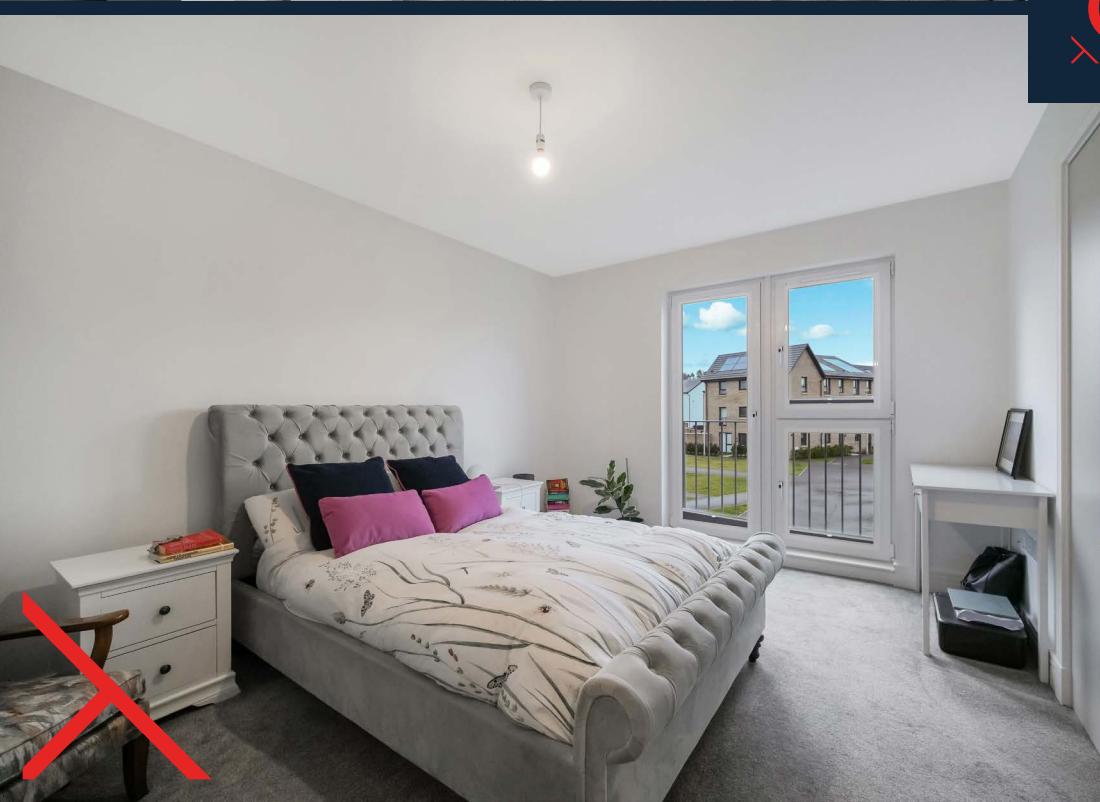
## Extras

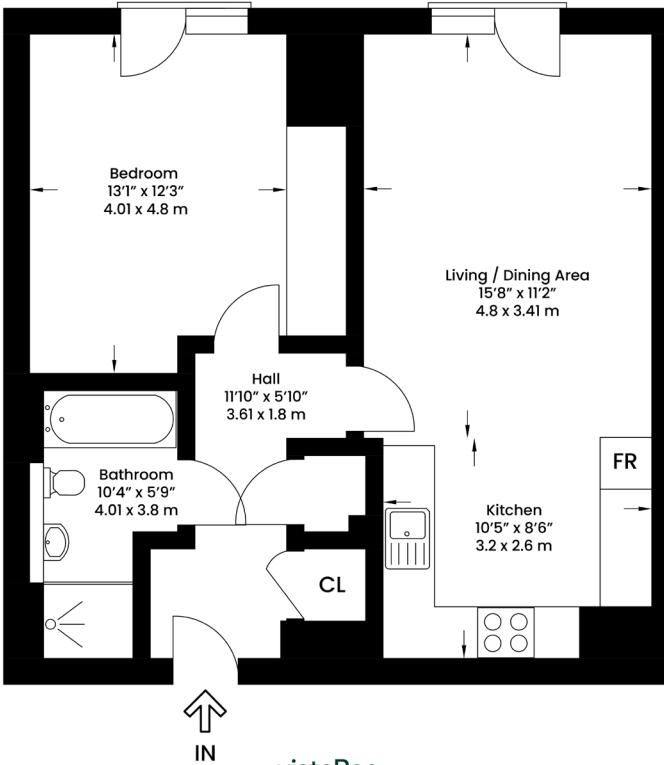
All fitted floor coverings.

## Features

- Hall
- Open plan living/dining/kitchen
- Kitchen
- 1 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Lift
- Entry phone security system
- Communal garden grounds
- Shared parking
- EPC rating - B
- Council Tax Band - E
- Tenure - Freehold







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 10927) vistaBee 2023

