



**31 Strathalmond Road, Cammo,
Edinburgh, EH4 8HP**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

BRIGHT AND SPACIOUS

THREE BED, END TERRACED HOUSE



This bright and spacious, three-bedroom, end terrace house has a fantastic location in the sought after Cammo area of Edinburgh, close to local amenities, excellent transport links, schools and access to lovely green spaces, including Cramond beach. The property is now in need of some modernising and has been extended to offer additional living space on the ground level, a perfect opportunity to add your own stamp to a property. There is an entrance porch to the property, a hall, dining lounge, with patio doors to the garden and a picture window to the front, flooding the room with natural light, a fitted kitchen, with a range of units and appliances, a cloakroom with W.C. and a family room, with patio doors to the garden. On the upper floor there are two double bedrooms, one with storage and access to a box room, ideal as a home office or walk-in wardrobe, a single bedroom and a family shower room. The landing has a cupboard housing the boiler and access to the attic. There are lovely gardens to the front and the rear, with an area of lawn in both, mature shrubs and trees, a patio area and an access gate leading to the car port.

- Porch and hallway
- Dining lounge, with patio doors
- Kitchen
- Family room, with patio doors
- Three bedrooms
- Shower room
- Attic
- Gas central heating
- Double glazing
- Garden
- Car port





CAMMO

Cammo is an established, prime residential area situated to the west edge of Edinburgh with easy access to the city centre, commuting links and Edinburgh Airport. It is well served by a good selection of local amenities such as a local Co-op, Scotmid and Post Office and further amenities can be found at nearby Davidson's Mains, which has a Tesco Metro store. Excellent facilities are available at the nearby Gyle Shopping Centre where there are a number of large retailers including Marks and Spencer's and Morrison's. There are good public schools in the local vicinity which include Cramond Primary and the Royal High School in the state sector as well as the highly regarded Cargilfield Preparatory School which is situated close-by on Gamekeepers Road, Edinburgh Academy, St George's and Stewart's Melville.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, fridge freezer, washing machine, dishwasher and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

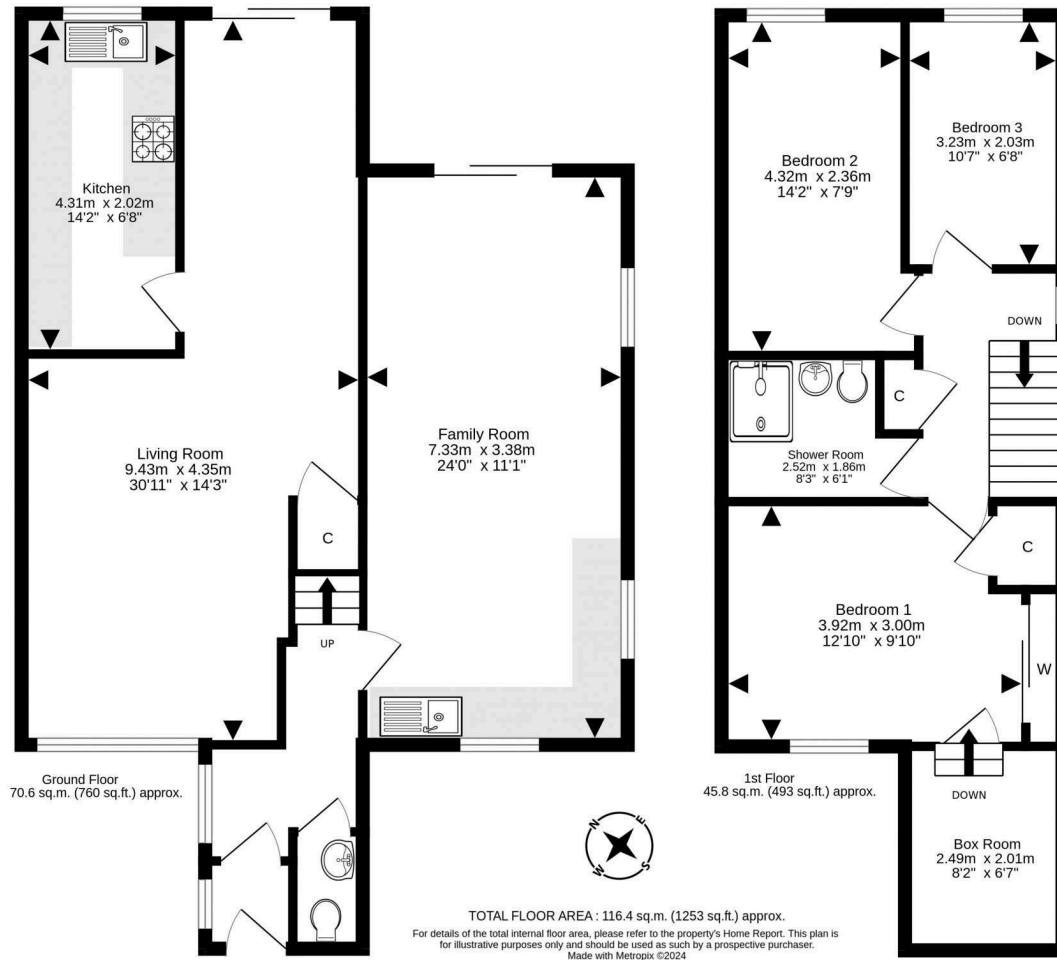
F

Home Report Valuation

£335,000

EPC Rating

D



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates
 Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
 e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.