



Beautifully presented, two bedroom, link-detached bungalow



Beautifully presented, two-bedroom, link-detached bungalow with a fantastic location in the sought after Cammo area of Edinburgh, tucked away on a peaceful and leafy street and has easy access to the city centre and transport links. This property has been very tastefully decorated throughout and offers generous and versatile living accommodation, ideal for those looking to downsize or for families. The open plan kitchen/dining/living room is particularly nice, with two picture windows overlooking the front garden and generous space for dining and seating. The kitchen is very smart, with modern white units, integrated appliances, a copula, filling the room with natural light, tiled floor and to finish it off, a stunning granite worktop and breakfast bar for casual dining. There is also a large walk-in cupboard currently set up as a home office, which could be plumbed for a washing machine if utility space is preferred. The master bedroom is quite special, with a large fitted wardrobe, a picture window framing the idyllic rear garden and has plenty of space to sit and enjoy the view. There is also an ensuite shower room with a walk-in shower. To complete the accommodation there is a second double bedroom, which leads into a lovely conservatory, loft storage and a family bathroom. The garage, now converted into a store, houses the washing machine, boiler, fridge freezer and is an ideal utility space and benefits from an elevated storage area. Both the front and rear gardens are extremely attractive, with an area of artificial grass to the front, edged with pretty borders, a seating area and a stunning Acer tree as a focal point. The rear is as attractive and again low maintenance, with areas of paving, pebbles, beautiful borders, climbers and a choice of secluded seating areas to enjoy this sun trap. There is also gate access to the fabulous communal grounds, enjoyed by the community.

Key Features

- Open plan kitchen/dining/living room
- Master bedroom with ensuite
- Second double bedroom
- Family bathroom
- Conservatory
- Gas central heating
- Double glazing
- Excellent storage
- Garage/store
- Driveway
- Gardens to the front and rear
- Communal grounds



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, blinds, light fittings, Bosch oven, hob and dishwasher, two integrated fridges, a freezer, a fridge freezer, washing machine, tumble drier, shed and wardrobe in bedroom 2 are included in the sale (no warranties given). The garden/conservatory furniture, dining table, drawers, sideboards etc may be available via separate negotiation.

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

£375,000

EPC Rating

D

Tenure

Freehold

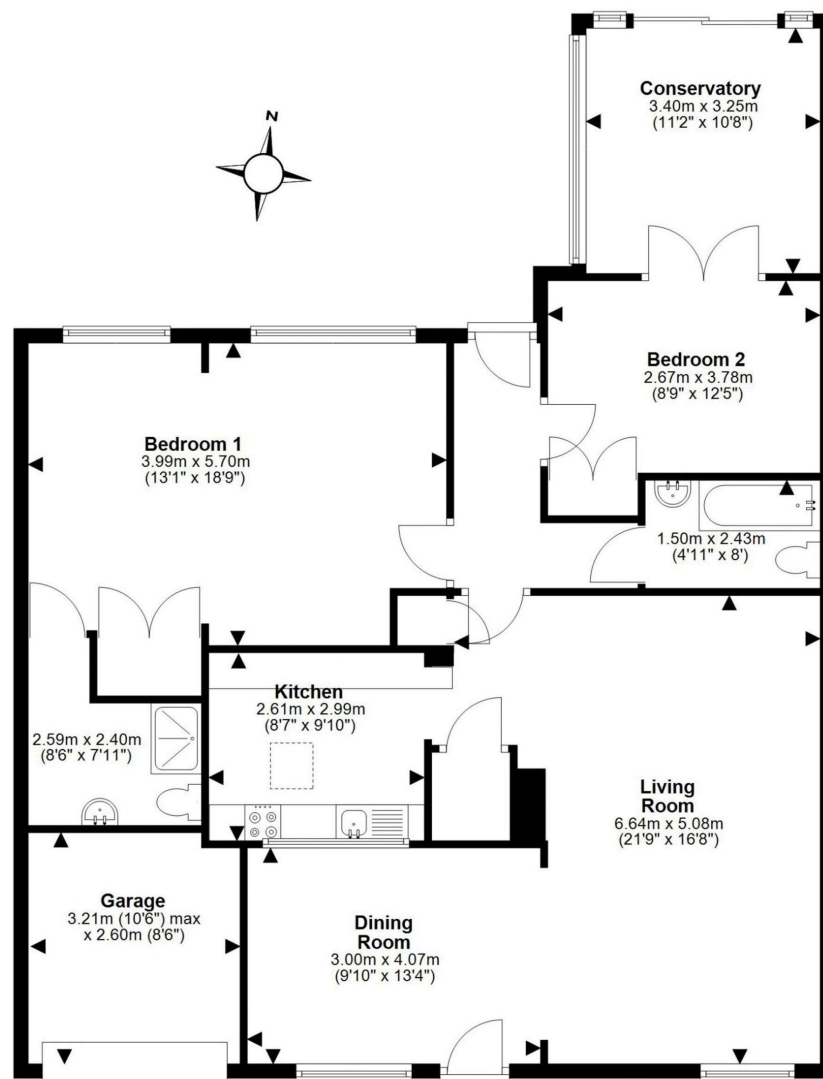












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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