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SOLICITORS & ESTATE AGENTS



Boundary House, 38 Cammo Road  
EDINBURGH, EH4 8AP

The subject of sale forms a delightfully spacious and elegantly proportioned detached family home set amidst 0.67 acres of beautifully landscaped gardens which borders the River Almond. Boundary House is a substantial detached villa with a broad frontage and wide driveway providing access to the integral large double garage overlooking the picturesque Cammo Estate. The property has majestic views from each angle to the front and rear over the established gardens and beyond. The well cared for and adaptable accommodation is found over three floors and provides a delightful family home with lots of space for entertaining and working from home. Full double glazing and gas central heating ensures a comfortable and ambient living environment.

A particular feature are the landscaped gardens at Boundary House which are truly stunning and an asset to the property. There is a mono-blocked terrace to the front of the house and a raised lawn with borders and open views beyond. The carefully designed rear garden opens to natural flowing terrace of lawns surrounded by well stocked and colourful borders including rhododendrons, camellias, azaleas and spring bulbs. There is a thriving vegetable garden, greenhouse and external store with separate w.c. and to the side of the house there are two further external storage rooms. To each side of the lawn there are beautifully tended borders and a selection of mature trees which add depth and colour to the garden. The summer house and garden shed are to be included in the sale.

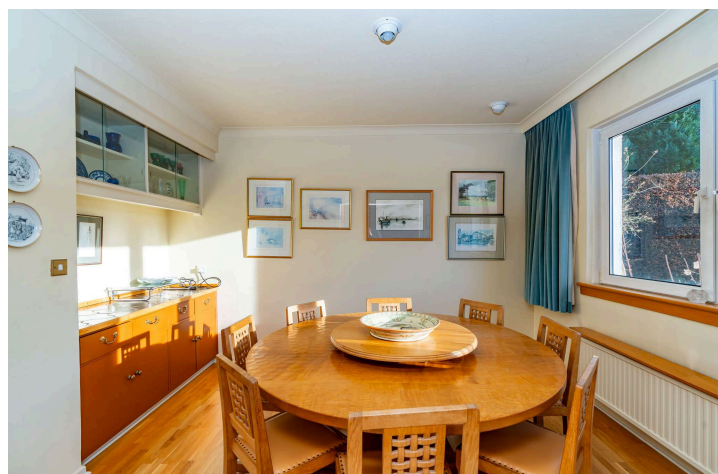
The property has been extended to form a spacious yet adaptable home with traditional family sitting room, dining room and large breakfasting kitchen all flowing neatly into each other and a formal lounge to the rear with windows all around which creates a feeling of being part of the garden. The large breakfasting kitchen affords excellent storage and dining facilities with a separate utility room. The upper floor has the all the main bedrooms which are bathed in natural light with lovely views. The attic floor has lots of space for storage.

The accommodation comprises: Reception vestibule, hall, sitting room and dining room to the front with views over Cammo Estate, formal lounge with views over the rear garden towards the River Almond, study/office, large breakfasting kitchen with modern base and wall mounted units, utility room with access to the side path. The upper floor has a large principal bedroom with dressing room and en-suite bathroom, guest bedroom and two further double and one large single bedrooms, family bathroom and separate shower room. The attic floor has velux windows and is ideal for storage. The property has a large double garage with power, light and an electric door. External store with separate w.c. two further storage rooms to the side of the house.

Cammo is an exclusive residential locale only a few miles north-west of the city centre. The area is well-known for its quiet picturesque setting and is served by excellent local amenities. These include a selection of everyday shops with further amenities on Queensferry Road and The Gyle Shopping centre. The property overlooks the Cammo Estate which is an 85 acre public park which has many pleasant walks and recreational pursuits for families to enjoy. It is a picturesque quiet spot with meadows, dykes, and mature, open woodland, all part of the city green belt, it is bounded by the River Almond with its walkway and surrounding residential suburbs.

Some of Edinburgh's highly regarded golf courses are nearby including Bruntsfield Links, The Royal Burgess and Silverknowes. The property lies within the local catchment area of Cramond Primary School and the Royal High School at secondary level and Edinburgh's private schools situated nearby include Cargilfield Preparatory School, The Mary Erskine School and Stewart's Melville College. The local area has an excellent bus service giving access to Edinburgh's city centre and surrounding areas. The City by-pass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and the central motorway network.

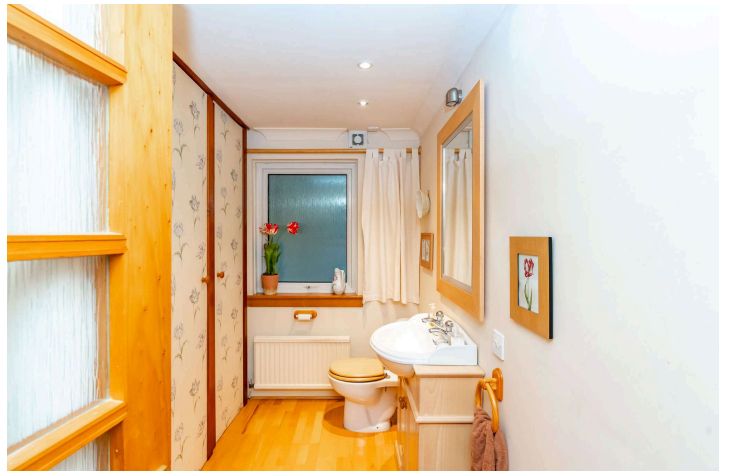


















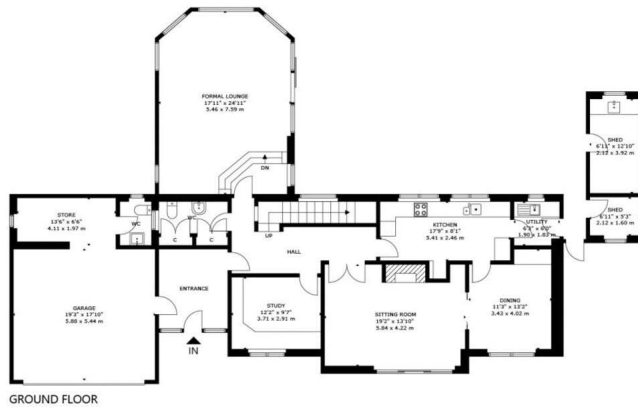




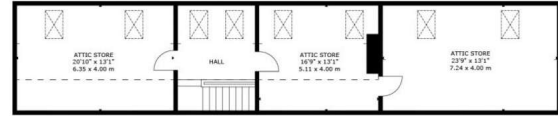








GROUND FLOOR



ATTIC



FIRST FLOOR

BOUNDARY HOUSE, 38 CAMMO ROAD, EDINBURGH, EH4 8AP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4,672 SQ FT / 433 SQ M  
 GARAGE 344 SQ FT / 32 SQ M, SHED 129 SQ FT / 12 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
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PROPERTY DEPARTMENT  
 7a Dundas Street Edinburgh EH3 6QG  
 Telephone: 0131-225 4082 Fax: 0131-556 2079  
 Email: [property@satsolicitors.co.uk](mailto:property@satsolicitors.co.uk)  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)





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