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CAMMO, EDINBURGH, EH12 0AP



*SPACIOUS TWO BEDROOM END
TERRACED HOUSE*



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McEwan Fraser Legal is delighted to present this two bedroom end terraced house in Edinburgh's popular area of Cammo. With views over Edinburgh Airport and the rolling hills surrounding.

Inside, the property comprises of a fully equipped kitchen situated in the open plan kitchen/dining/lounge area. The kitchen has been upgraded to a high standard with family living at the centre of the design. The space offers many possibilities of furniture arrangements and features a log burning stove in the centre of the room.

The house has two generously proportioned bedrooms on the first floor with ample space for bedroom furniture. The property benefits from a modern recently upgraded three piece bathroom suite.

In addition to this, the property includes on and off street parking options, generous well maintained garden grounds, and benefits from double glazed windows and central heating making for a warm and cost effective home, year round.



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Bedroom 1

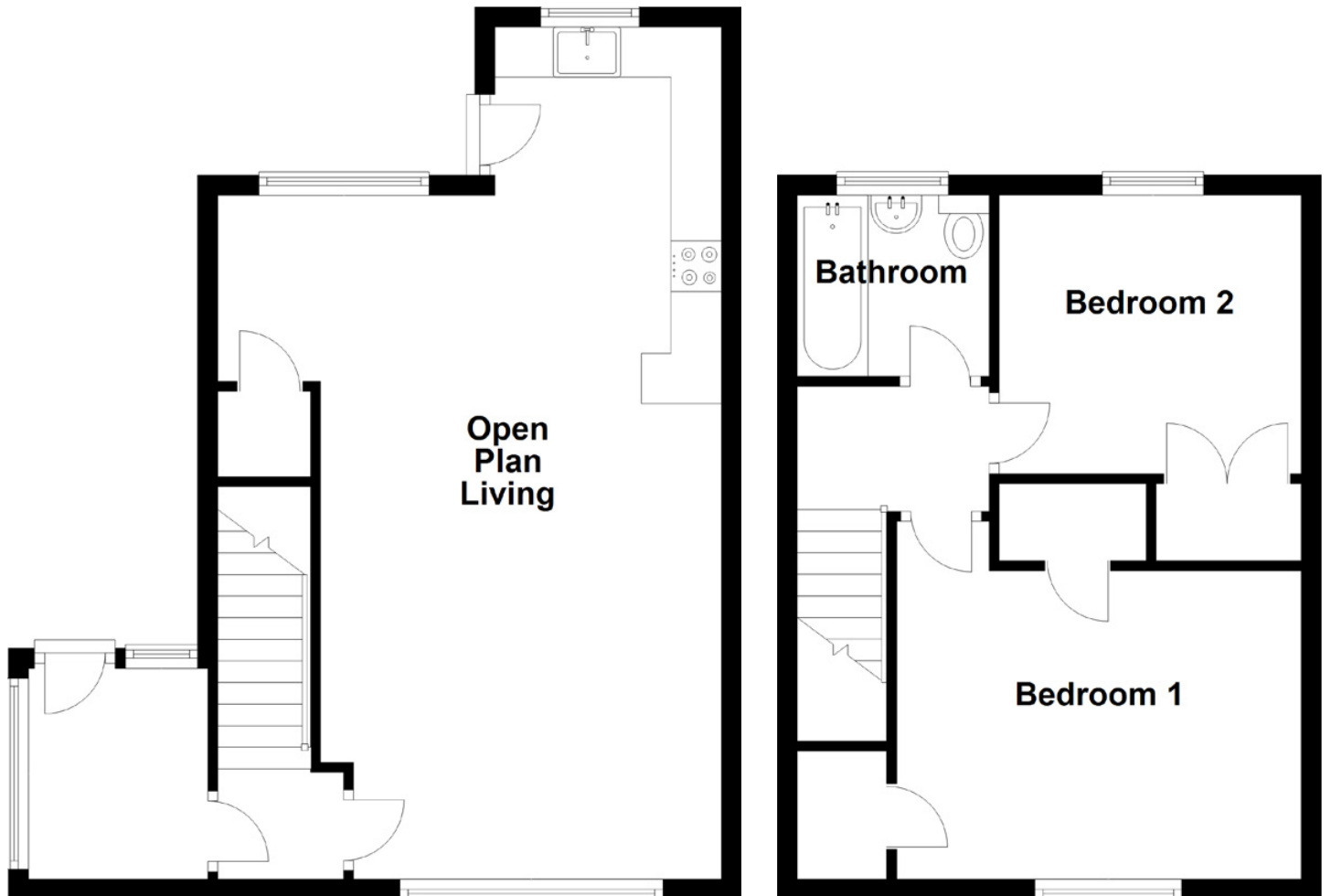




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.77m (22'3") x 3.97m (13')
Bedroom 1	4.12m (13'6") x 3.54m (11'8")
Bedroom 2	2.99m (9'10") x 2.76m (9'1")
Bathroom	1.90m (6'3") x 1.79m (5'11")

Gross internal floor area (m²): 73m²

EPC Rating: D







Cammo is a picturesque residential area nestled in the northwest of Edinburgh, known for its tranquil surroundings and rich natural beauty.

Cammo offers a mix of housing options, including detached houses, semi-detached properties, and apartments, providing a diverse range of living choices for residents. The neighbourhood features tree-lined streets and spacious gardens, creating a serene and idyllic setting for those seeking a peaceful residential environment. One of the highlights of Cammo is its proximity to Cammo Estate, a sprawling green space comprising woodlands, meadows, and walking trails. Residents can explore the estate's scenic landscapes, enjoy wildlife spotting, or simply unwind amidst nature's tranquility.

Cammo also boasts the picturesque Cammo Burn, adding to the area's natural charm. Despite its rural feel, Cammo enjoys convenient transport links to Edinburgh city centre and surrounding areas. Bus services operate along nearby main routes, providing easy access to the city's amenities and attractions. Additionally, major roadways such as the A90 and M9 are within close reach, facilitating commuting by car.

The Location

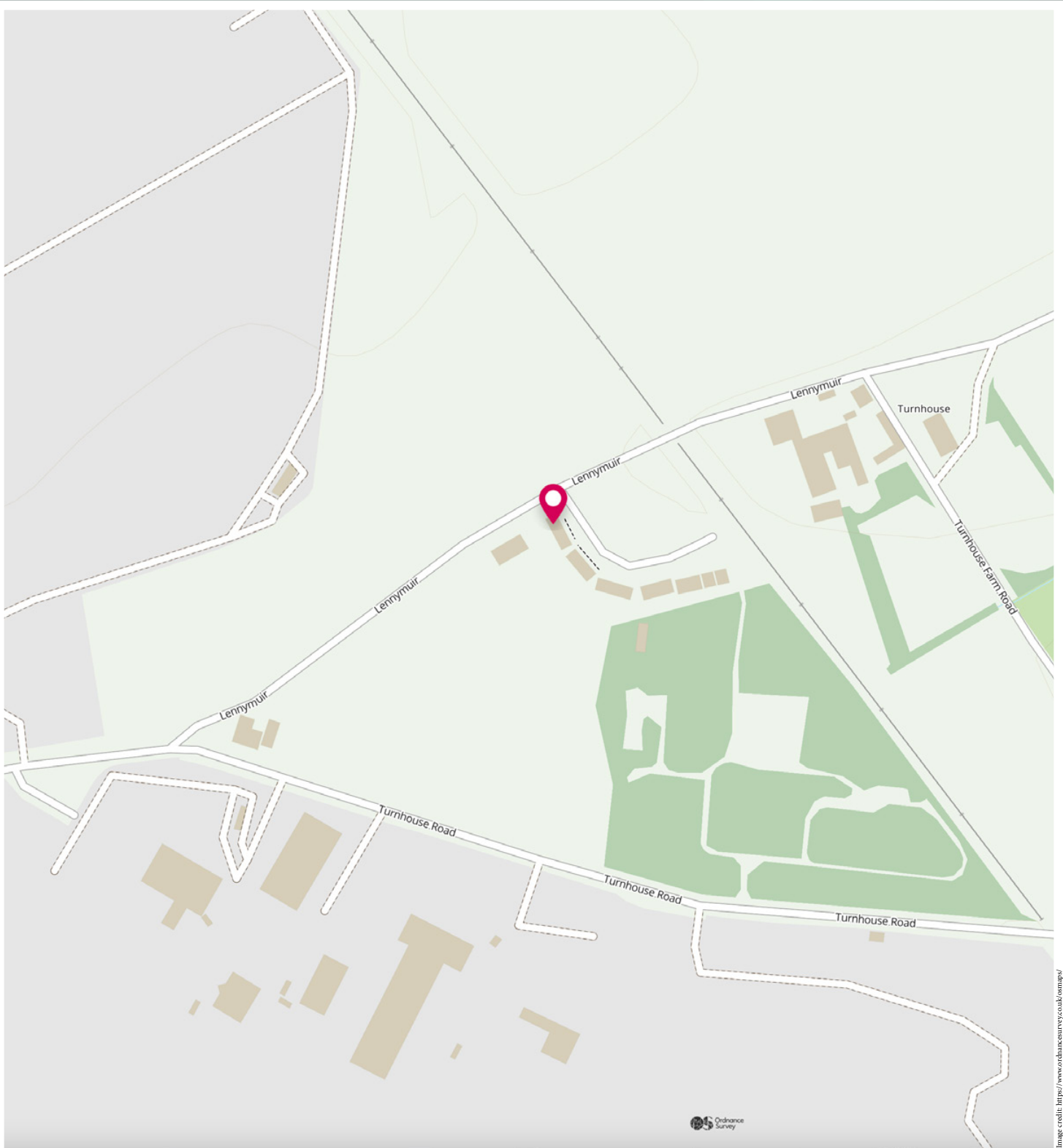


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