



34 Cammo Gardens

BARNTON | EDINBURGH | EH4 8EG



MURRAY
BEITH
MURRAY

34 Cammo Gardens

BARNTON | EDINBURGH | EH4 8EG

34 Cammo Gardens is a bright and spacious 4-bedroom detached family home in the prime residential area of Barnton. Situated in a generous plot with front and back gardens, off-street parking and garage, this extended property boasts versatile accommodation and presents an opportunity to make a great family home.

Ground Floor: Entrance vestibule; welcoming hall; bright sitting room with a dual aspect and real flame gas fire; large family room with views to the rear garden; fitted kitchen with a range of wall mounted and floor standing units; dining room with views to the rear garden; double bedroom 4 / office; double bedroom 3 with integrated furniture; family bathroom with a white four-piece suite; shower room with a white three-piece suite; utility room.

First Floor: Double bedroom 1 with built-in-wardrobes and en-suite WC; double bedroom 2 with dressing room.

Garage with up-and-over door, driveway parking and further unrestricted parking in the surrounding streets.

Well-maintained, south facing garden to the front of the property with lawn and mature borders; enclosed rear garden with lawns, mature borders and patios.

Double Glazing, gas central heating.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given that such a system is in place.

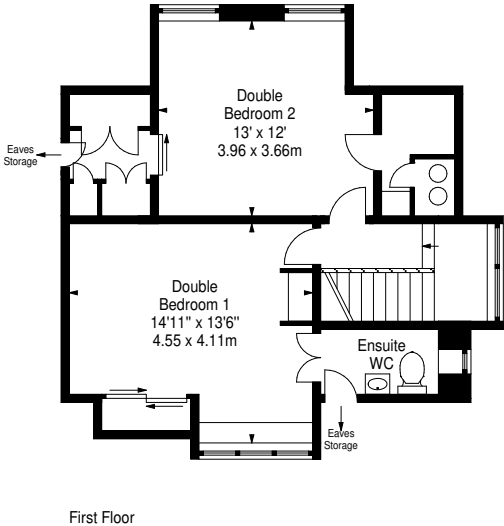
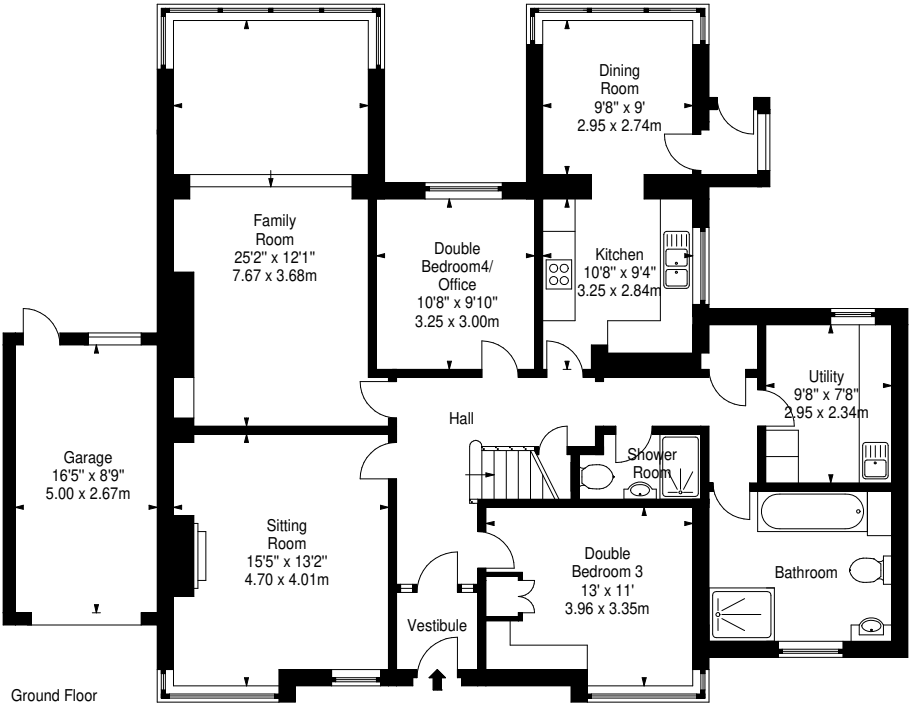




Cammo Gardens, EH4 8EG

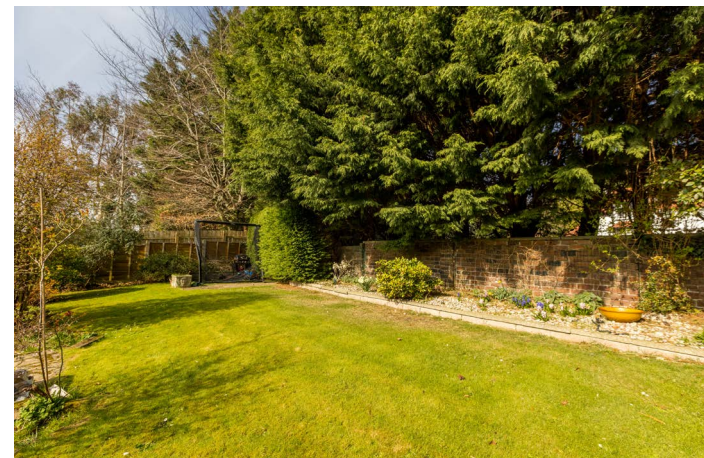


Approx. Gross Internal Area
1963 Sq Ft - 182.36 Sq M
Garage
Approx. Gross Internal Area
144 Sq Ft - 13.38 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Location

Barnton lies approximately 4 miles to the west of the City Centre. A host of local amenities can be found within Davidsons Mains, Parkgrove and Cramond, with further shopping to be found at the Gyle Shopping Centre and a Tesco Superstore located in Corstorphine. Cramond foreshore and yacht club are a pleasant stroll along the banks of the River Almond, where there are also a number of cafes/ galleries and a path through Dalmeny Estate leading all the way to the Hawes Inn in South Queensferry. There are several local golf courses including The Royal Burgess and Bruntsfield Links, and Cramond Kirk plays host to a number of very active clubs and societies. There are also a variety of local access points to the city's cycle path network nearby. Further leisure and recreational facilities include Gyle Park, David Lloyd and Drum Brae leisure centers. Local schooling is well represented at both Primary; Davidsons Mains Primary School, and at Secondary level is the Royal High. Local buses run regularly along Queensferry Road to and from the city center and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: property@murraybeith.co.uk W: www.murraybeith.co.uk

The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.