



33 Cammo Grove
CAMMO | EDINBURGH | EH4 8EZ


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Spacious detached villa boasting ideal family sized accommodation and a particularly large rear garden, quietly positioned in a pleasant residential area. Viewing is essential to appreciate this distinctive home, designed to provide generous sized living space and maximum natural light. Excellent public living space includes a formal sitting room to the front with feature living flame fire, dual aspect snug/family room to the rear with multi fuel stove, good sized fitted kitchen and handy WC. The property features a principal bedroom with en-suite shower room and a further three light and spacious good sized bedrooms, The house is set behind a South facing front garden with a driveway leading to the garage. To the rear lies a sunny private garden, despite being north facing due to its generous size and elevated aspect, laid to lawn with patio area and decking.

- Hallway with cloakroom/WC
- Bright, front facing sitting room with living flame gas fire
- Snug/family room with multi fuel stove
- Dining room
- Fitted kitchen
- Principal bedroom with en-suite shower room
- Further three good sized bedrooms
- Family bathroom with electric shower over bath
- Gas central heating and double glazing
- Fully floored attic
- Driveway and garage
- Lovely and sizeable private front and rear gardens

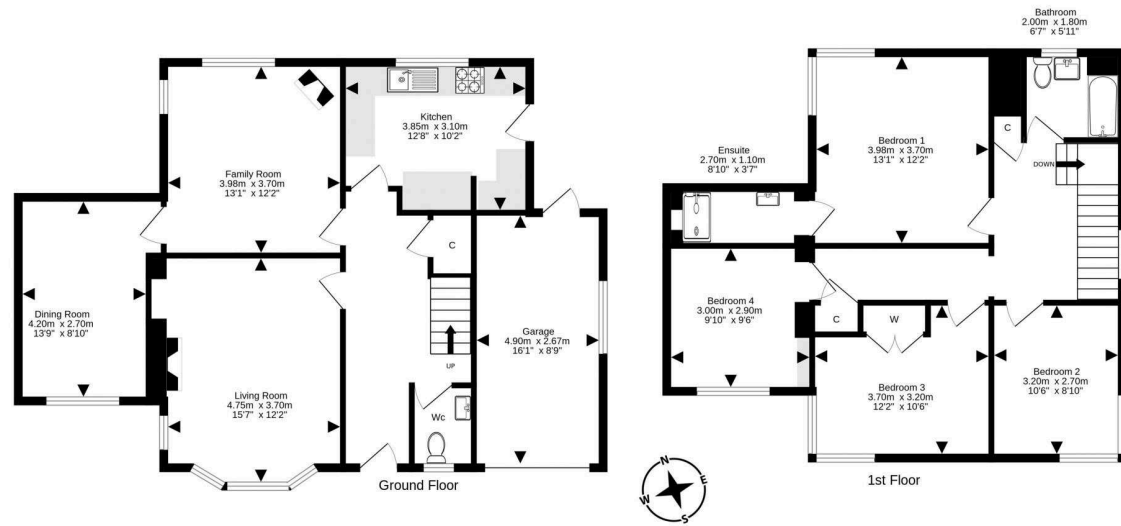
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: all carpets, blinds, curtains, washing machine, dishwasher, cooker/oven, fridge freezer, WiFi heating controls will be included. The garden furniture, garden tools and equipment and all items of furniture, as viewed, within the property may be available by separate negotiation with the exception of the clients personal possessions. EPC rating Band D.

Cammo has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. Nearby Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club and just beyond Barnton lies Cramond, which has a lovely beach and an historic Kirk. Sitting on Whitehouse Road, close to its junction with Queensferry Road, is a row of shops including a gift/coffee shop, Co-op, chemist and post office. The Gyle Centre has a great selection of shops and is only a short journey away, whilst a large Sainsbury's Supermarket and other major stores are located at Craighleith Retail Park. Schooling is well represented from nursery to senior level. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and the Queensferry Crossing, whilst Edinburgh's City Centre is easily accessible via a regular bus service.





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