



30 Cammo Grove
BARNTON | EDINBURGH | EH4 8EX


warners
solicitors & estate agents



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Beautifully presented four bed semi-detached villa offering light, spacious and flexible family accommodation and fabulous, well stocked private gardens. Great location, pleasantly situated in a quiet residential street within easy reach of schooling, the Gyle's varied amenities and great transport links.

Viewing is highly recommended to appreciate all the superb features within this ready to move into home. All modern comforts are provided, including sleek taupe units, a handy pull-out larder and an Insinkerator 3-in-1 instant hot tap in the kitchen, complemented by pale beech tone work surfaces, white suites and full tiling within the modern bathroom and separate WC, a gas fired central heating system and double glazing to the main rooms (the WC and inner hall have secondary glazing). Plenty of natural light flows into the public room, which has windows on three elevations and ample free floor space for both relaxation and entertaining, plus an attractive marble mantelpiece. The principal bedroom is a generous sized double with windows to front and rear and handy built-in wardrobe space. There are three other bedrooms on offer, including one at ground floor level (currently being used as a dining room). The property sits behind a well stocked private front garden, flanked by a driveway for off-street parking. The private rear garden is particularly well screened and includes a lawn and patio for sitting out. This area is fully enclosed and safe for young children or pets.

- Entrance hall
- Large living/dining room with marble mantelpiece
- Stylish fitted kitchen
- Downstairs Bedroom 4 (currently being used as a dining room)
- WC
- Upper landing
- Bedrooms 1 -3
- Fully tiled family bathroom
- Gas central heating
- Double glazing

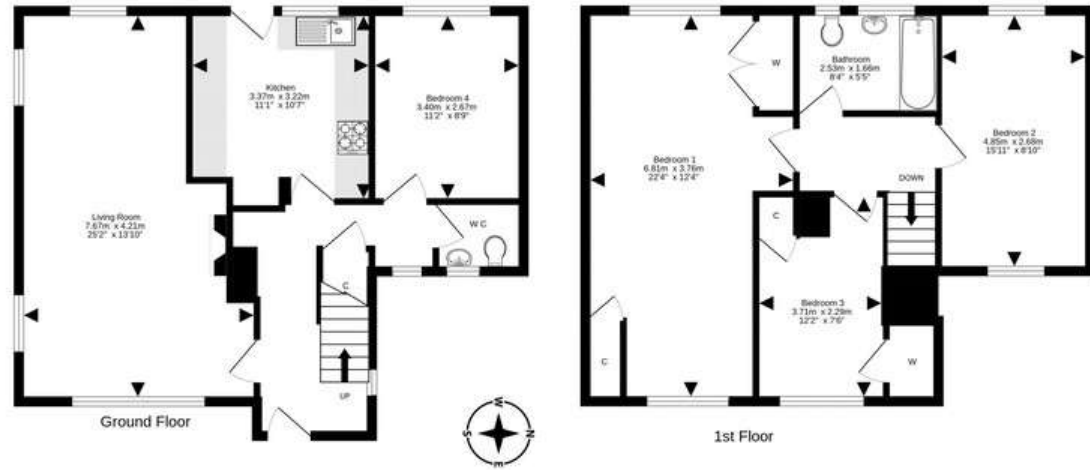
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras included in the sale are all light fittings, blinds and curtains, oven, hob, microwave oven, fridge freezer, washing machine and dishwasher, wardrobe in second bedroom and two garden storage boxes. Items of furniture, garden items and equipment may be available by separate negotiation. EPC rating is D.

Barnton is one of the most sought after locations in Edinburgh. The area is close to scenic open countryside and the Forth shoreline and village of Cramond are just a little further afield. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigeith Retail Parks, which offer specialist shops plus Sainsbury and Marks & Spencer stores. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School for Girls and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.





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. Made with Metropix ©2024.