



4 Strathalmond Road
CAMMO | EDINBURGH | EH4 8AD


warners
solicitors & estate agents





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Warners are delighted to present this impressive, family home in the highly sought-after area of Cammo, Edinburgh. Offering beautifully proportioned accommodation across two floors, this property sits within landscaped front and rear gardens, complemented by a generous multi-car driveway.

The ground floor is perfectly designed for modern family life, with a welcoming hallway leading to a spacious living room filled with natural light. A separate dining room provides an elegant setting for entertaining, while the large open-plan kitchen/dining room forms the heart of the home, with direct access to the garden. A practical utility room and a bright study, ideal for home working, complete the lower level.

Upstairs, five well-proportioned bedrooms offer ample space for family and guests. The principal bedroom benefits from fitted storage, while the remaining rooms are served by a stylish family bathroom and shower room.

Externally, the home boasts beautifully landscaped gardens to the front and rear, providing the perfect setting for relaxation and outdoor living. A spacious driveway offers parking for several vehicles.

Cammo is one of Edinburgh's most desirable residential areas, known for its peaceful setting and excellent connectivity. The property lies within easy reach of the city centre while enjoying proximity to scenic open spaces such as Cammo Estate and Cramond Beach. Local amenities, highly regarded schools, and convenient transport links, including access to the City Bypass, Edinburgh Airport, and nearby tram stops, make this location ideal for families and professionals alike.

This property represents a rare opportunity to acquire a substantial family home in a prime Edinburgh location, combining space, style, and convenience.

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





- Highly sought-after Cammo location with excellent amenities, schools, and transport links nearby.
- Spacious family home offering flexible accommodation over two floors.
- Generous open-plan kitchen/dining space with direct access to the landscaped rear garden.
- Five well-proportioned bedrooms, ideal for family living and guests.
- Beautifully landscaped front and rear gardens, perfect for relaxation and entertaining.
- Private multi-car driveway, providing ample off-street parking. EV charger outside the front of property.

Council Tax Band G

Energy Rating C

All fixtures, fittings, curtains, blinds, kitchen appliances and white goods except for the freezer in the utility room are included in the sale.

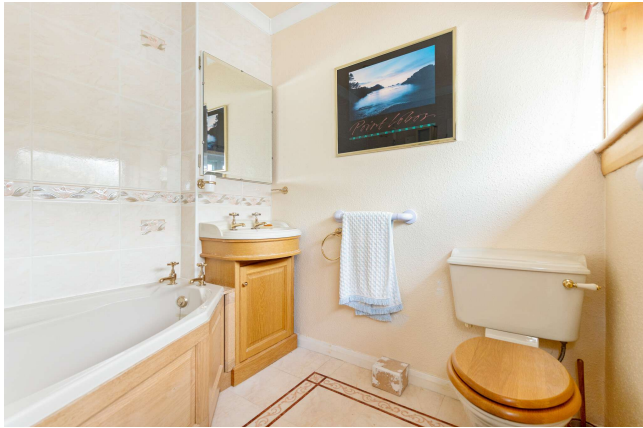
Other items of furniture may be available through separate negotiation.



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 Craigmile 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.







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