

COULTERS[©]

FLAT 2, 8 GOLDCREST PLACE

CAMMO, EDINBURGH, EH4 8GS

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

PLEASE NOTE: The property is being sold as part of the Golden Share scheme. The purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. There is a criteria that must be met and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. For more info, see below.

Flat 2, 8, Goldcrest Place forms part of the new Cammo Meadows development off Maybury Road on the outskirts of west Edinburgh. Bordering the 80-acre Cammo Estate, the location offers a feeling of countryside living with wonderful local walks, all whilst being just a short journey from the city centre.

Forming part of a block that was completed in just 2022, the property itself is conveniently situated on the first floor. Inside, the stylish open plan living/dining room and kitchen has lovely open views of the surrounding communal grounds. The kitchen is fitted with white gloss cabinetry and integrated appliances that include fridge freezer, washing machine, oven and hob. Both bedrooms are doubles, with the larger of the two having in-built mirrored wardrobes. The bathroom is like-new and features a full bath with shower over, sink, heated towel rail and WC. Two cupboards off the hall provide handy storage space.

KEY FEATURES



Modern first floor flat presented in excellent order.



Well-kept communal grounds.



Edinburgh Airport less than 10 minute's away.



EPC Rating - B



Two double bedrooms.



Private residents car park.



Wonderful walks and green spaces in the area.



Council Tax Band - E



This energy efficient home has been fitted with high quality double glazing and gas central heating.

A considerable amount of landscaped green spaces, including a children's play park surround the development. Ample parking is available and EV chargers have been fitted for the convenience of residents.

The property is factored by Ross and Liddell for an approximate monthly cost of £80 which includes buildings insurance.

GOLDEN SHARE - For more information on Golden Share please follow the link provided. We would urge you to read all of the information on the link to see whether you are eligible, before you get in touch with Coulters: <https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>



THE LOCAL AREA

Cammo is a highly sought-after residential area situated approximately five miles northwest of Edinburgh City Centre. A fantastic choice of outdoor pursuits and recreational activities can be enjoyed with the River Almond and Cammo Estate park right on the doorstep. The Royal Burgess and Bruntsfield Links golf clubs, David Lloyd Health Club in Corstorphine and Cramond Beach are all nearby. The area is well served by shopping facilities including both The Gyle and Craighleith Retail Park which are just a short drive away, whilst a convenient Scotmid, Starbucks, Post Office and pharmacy can be found in Barnton which takes just fifteen minutes on foot.

Cammo is well suited to commuters with regular bus services taking you into the City Centre from Queensferry Road in just twenty minutes, and it is an ideal location for the Queensferry Crossing, City Bypass, and Edinburgh International Airport. Well-regarded state schooling includes Maybury Primary School and Craigmount High Secondary School, whilst a number of Edinburgh's highly revered private schools are also within easy reach.

EXTRAS

All curtains, fitted flooring, light fittings, and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £265,000



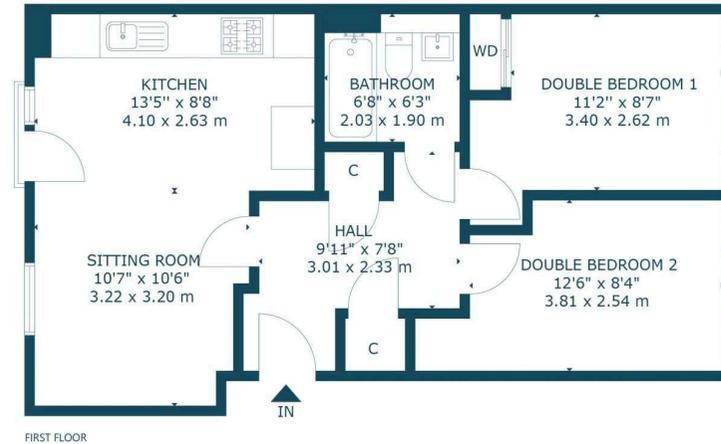
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FIRST FLOOR

FLAT 2, 8, GOLDCREST PLACE, CAMMO, EDINBURGH, EH4 8GS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 606 SQ FT / 56 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.