



Fixed Price

£220,000

4/12 Goldcrest Place

Cammo | Edinburgh | EH4 8GS

Set within a sought-after modern development in the desirable Cammo area, this impressive two-bedroom top-floor flat offers well-proportioned accommodation, offered to the market under the Golden Share scheme. The property benefits from excellent local amenities, convenient transport links, and a peaceful residential setting.

-  2 beds
-  1 public
-  1 bathroom
-  Communal Gardens
-  Residents Parking
-  EPC Band - C
-  Council Tax Band - E

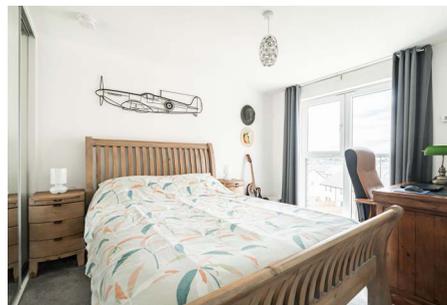


Description

A welcoming entrance hallway with a generous storage cupboard leads to the spacious open-plan lounge, kitchen, and dining area. This bright and versatile living space allows for various layout options and features elegant fitted window shutters and a Juliet balcony. The contemporary kitchen is well-equipped with a range of integrated and freestanding white goods whilst splashback tiling adds a stylish, practical touch. The main bedroom is a good-sized double, complete with built-in mirrored wardrobes, another Juliet balcony, and lovely open views. The second bedroom, also a double, enjoys a rear-facing aspect and is ideal as a guest room or home office. A well-appointed bathroom features a shower-over-bath, heated towel rail, and partial wall tiling for a sleek finish.

Additional benefits include gas central heating, double glazing, and a secure entry system.

The property is factored by Ross and Liddell, with a monthly fee of £60 covering grounds and general property maintenance, plus an additional £16 per month for buildings insurance.



Golden Share/Additional information

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. More information can be found here [Guide to Golden Share April 2022 – The City of Edinburgh Council](https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022). Application forms available on request. <https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>

Extras

Selected fixtures and fittings, including; integrated fridge-freezer, gas hob, oven, extractor hood, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property offers access to well-maintained communal gardens. The development also offers a shared bin and bike store and ample unallocated residents' parking.

Viewing

By appointment through Neilsons 0131 625 2222.



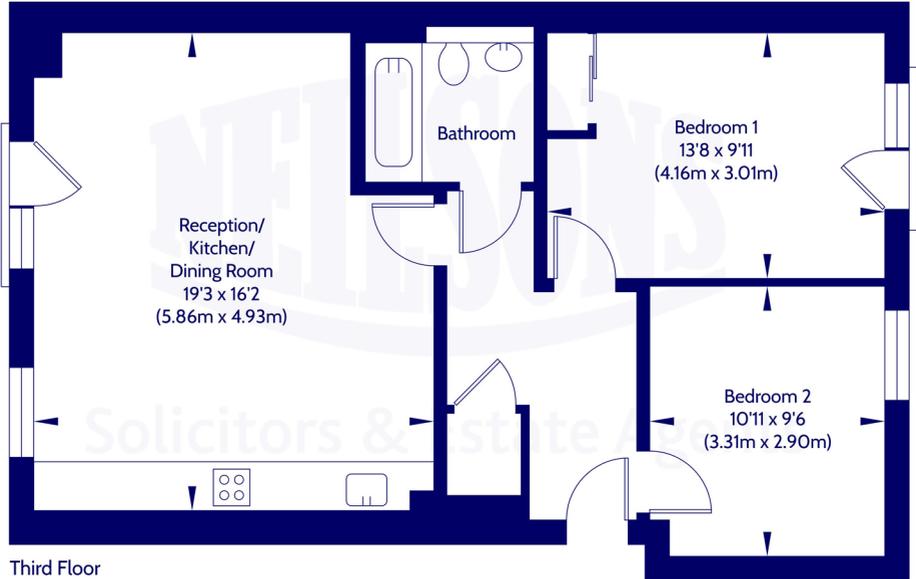


Location

Situated in a modern residential development in the highly desirable district of Cammo, the property is in an ideal location for family life. Cammo is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including the newly opened Herringbone restaurant, a Starbucks, Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally including a new large well-appointed children's nursery within the development itself as well as several play parks for those with children which are regularly maintained by the factor. There are a wide range of leisure and recreational facilities close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City.



Approx. Gross Internal Floor Area 63.12 Sq M / 679 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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