











Offers Over

**£375,000**

## 5/5 Cammo Road

Cammo | Edinburgh | EH4 8BZ

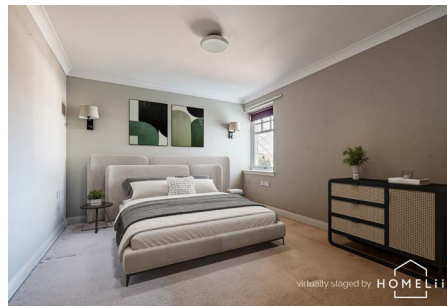
This charming 2-bed first floor flat is nestled in a small and exclusive development in Cammo, one of Edinburgh's most sought-after residential areas. The flat has been attractively modernised and is set within stunning landscaped grounds that are meticulously maintained, providing a peaceful and tranquil retreat from the hustle and bustle of the city.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - G



## Description

Presented in true walk-in condition, this superb accommodation offers both comfort and style throughout. The property benefits from a secure entry system, with lift and stair access to all floors. A welcoming entrance hallway provides a great first impression and includes a useful storage and utility cupboard. The bright and spacious reception room is flooded with natural light and features a charming gas fireplace, along with direct access to a private south-east facing balcony—perfect for relaxing or entertaining. The stylish, fully fitted kitchen is well-equipped with a Range cooker and integrated appliances, ideal for modern living. The generous principal bedroom boasts fitted wardrobes and a sleek en-suite shower room, while the second double bedroom is also well-proportioned and benefits from fitted wardrobes. A contemporary bathroom completes the accommodation, featuring a three-piece suite with a shower over the bath. Additional features include gas central heating and double glazing, ensuring comfort and efficiency all year round.



*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the Range cooker and integrated appliances in the kitchen. There are some items of furniture in storage that could be made available by separate negotiations.

## Gardens, Parking & Factor

The property is set within beautifully landscaped, mature gardens and benefits from an allocated parking space complete with an EV charger, alongside additional unrestricted on-street parking. A private shed also provides convenient extra storage. The building, lift, and communal grounds are professionally maintained and insured by Trinity Factors for approximately £291 per calendar month, reviewed annually. This fee also includes building insurance.

## Viewing

By appointment through Neilsons on 0131 625 2222.





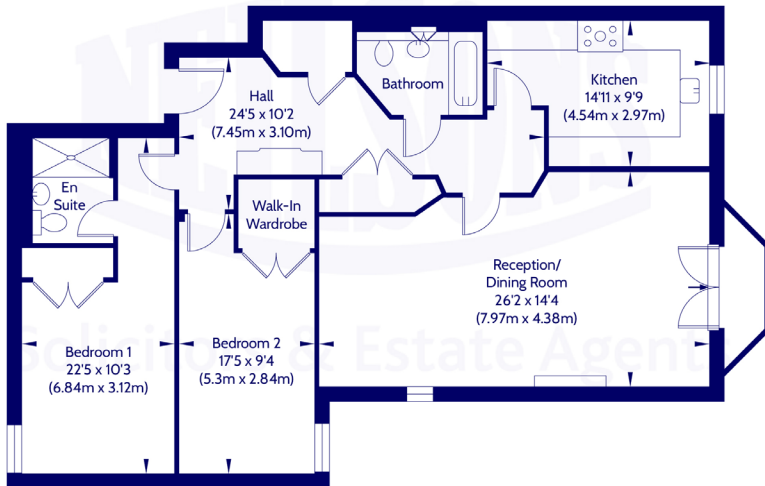
## Location

The highly regarded residential district of Cammo is located north west of Edinburgh city centre and 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 a Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craigleith 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 and a wide range of leisure and recreational facilities are 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 106 Sq M / 1137 Sq Ft.

### 1st Floor



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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