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Offers Over

**£400,000**

## 3/2 Poppy Cruick

Cammo | Edinburgh | EH4 8FN

Impressively finished and generously proportioned, this three bedroom ground floor flat forms part of a modern residential development in the highly sought-after Cammo district. Close to superb amenities and transport links, the property will suit a wide variety of purchasers including professionals and growing families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  Allocated parking
-  EPC Band - B
-  Council Tax Band - G



## Description

A welcoming entrance hallway gives an excellent first impression, benefiting from a large utility cupboard, a separate double cloak cupboard, and a further meter cupboard. The bright and spacious lounge/diner offers fantastic flexibility, enhanced by a Juliet balcony and ample room for dining furniture – ideal for relaxing or entertaining guests. The modern kitchen is both stylish and practical, fitted with a range of integrated white goods, mood-setting under-unit lighting, partially paneled splash areas, and space for a breakfast table, with direct access to a private patio. The principal bedroom is a sizeable double with a Juliet balcony and fantastic integrated wardrobes. A fresh and well-presented en-suite features a double shower cubicle and partial tiling. Bedrooms two and three are both comfortable doubles, each with Juliet balconies, whilst bedroom two also offers useful integrated wardrobe space. Both rooms offer ample space for freestanding furniture and versatile layouts. The main bathroom completes the accommodation, partially tiled with a bath and heated towel rail.

Further benefits include a secure door entry system, security intruder alarm, gas central heating, and double glazing throughout.

Factor fees are payable of approximately £125 per month.

*This property has been subject to virtual staging to show the effect of a 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.*



## Gardens & Parking

Externally, the development enjoys beautifully maintained communal grounds, with this property benefiting from a private patio and one allocated parking space. There is also a residents' bin store, and secure bike store.

## Extras

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

## Viewing

By appointment through Neilsons 0131 625 2222.







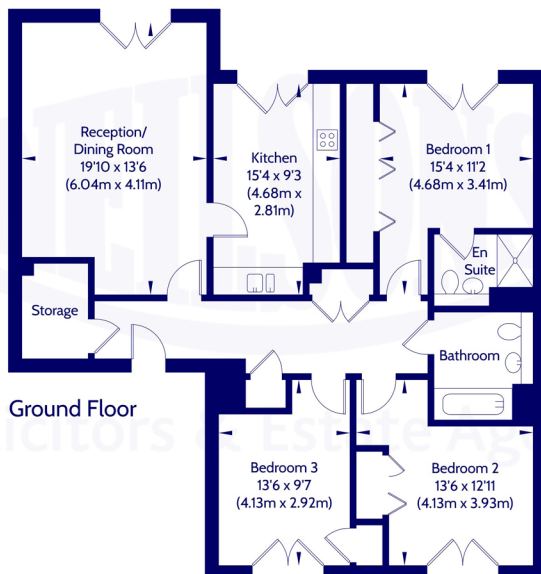
## Location

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, 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 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 / 1143 Sq Ft.



Ground 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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

