



76 Cammo Road

Cammo, Edinburgh, EH12 0AR



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Delightful semi-detached cottage with wonderful views, sauna, hot tub, private garden & large driveway

- Spacious sitting room
 - Superb kitchen/dining room
 - Principal bedroom with en-suite
 - 2 further double bedrooms
 - Bathroom
 - Sauna, hot tub & external store
 - Wonderful views
 - Lovely private rear garden
 - Large driveway
 - Oil central heating & double glazing
- Offers Over:

£490,000



Further information can be found in the home report.

About the Property

Delightful semi-detached cottage with exceptional views over open countryside and benefitting from a lovely private rear garden with sauna (garage conversion) and hot tub and a large driveway to the front.

Although, it has a rural feel and location it lies on the cusp of the city and within easy reach of many amenities.

The interior is spacious and well laid out over two levels and offers ideal family accommodation with flexible living and bedroom spaces.

Extras

All fitted floor coverings, curtain poles, blinds, light fittings, double oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. The hot tub in the garden is also included in the sale price.





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A charming semi-detached cottage that blends peaceful countryside views and private luxury touches with the convenience of city living.

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📍 Location

Cammo is an established, highly sought-after residential area to the north-west of the city. The area is ideally located for ease of access to the City Bypass, M8, M9, Edinburgh International Airport and the Queensferry Crossing. Local amenities are available nearby and additional amenities in the village of Davidsons Mains, more extensive shopping facilities can be found at Hermiston Gait, the Gyle and Craighleith Retail Park. Excellent primary and secondary schools in both the public and private sectors are within easy reach. Local recreational facilities include the Royal Burgess and Bruntsfield Golf Courses and the Barnton Tennis Club, there are attractive walks through the Cammo Estate and along the River Almond. The village of Cramond is only a short distance away with a general store, post office, beach promenade, marina and picturesque harbour in the estuary of the River Almond. The area is well served by public transport which reaches many parts of the city.



Floor Plan

76 Cammo Road, Edinburgh, Midlothian, EH12 0AR



Ground Floor

First Floor



House - Approx. Gross Internal Area - 1228 Sq Ft - 114.08 Sq M
Out Buildings - Approx. Gross Internal Area - 248 Sq Ft - 23.04 Sq M

For identification only. Not to scale. © SquareFoot 2026



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