










Offers Over
£675,000

62 Cammo Grove

Cammo | Edinburgh | EH4 8EZ

An impressive, extended detached villa set on a peaceful street within the highly sought-after Cammo area of Edinburgh. Beautifully presented throughout, the property offers bright, contemporary living spaces and superb flexibility, ideally suited to modern family life and within easy reach of excellent schools, amenities and transport links.

-  3 reception rooms
-  4 bedrooms
-  3 bathrooms & WC
-  Large south-facing garden
-  Garage and driveway
-  EPC rating – C
-  Council tax band - G



Description

The property has been thoughtfully extended to create generous and adaptable accommodation with attractive neutral décor and quality flooring, fixtures and fittings throughout, and offered to the market in move-in condition.

The elegant sitting room features a bay window to the front and a charming fireplace alcove with a wood-burning stove set on a marble hearth. To the rear, a spacious dining room comfortably accommodates a large table and chairs and opens seamlessly into a well-appointed kitchen, ideal for both everyday living and entertaining. Also accessed from the dining room, a versatile second public room enjoys bi-fold patio doors leading directly onto a stunning raised decking area. This space is further enhanced by access to a shower room and utility room, offering excellent potential for a variety of uses, including a family room, guest suite or home office. There is an additional guest WC in the hallway, along with useful under-stair storage.



Upstairs, the principal bedroom benefits from a dressing area, built-in wardrobes and en suite shower room. There are three further well-proportioned double bedrooms and a contemporary four piece family bathroom. The galleried landing provides access to a large floored attic via a hatch and ramsay ladder, which offers scope for conversion subject to the usual planning and consents. Further benefits include full double glazing, gas central heating and an externally accessed, extensive restricted height cellar offering exceptional dry storage space, also housing the gas boiler and hot water tank.

Extras

The integrated appliances, floor coverings, light fittings and window blinds are to be included in the sale.

Gardens, Garage and Driveway

Externally, the property enjoys exceptional garden grounds. The front garden is laid to lawn and bordered by mature beech hedging, providing privacy and kerb appeal. The south-facing rear garden is beautifully maintained, with well-stocked borders designed for year-round colour, paved pathways, and an attractive arbour with a wooden swing seat. The generous raised decking area is a standout feature, offering a sheltered and tranquil setting to relax or entertain and enjoy views over the garden. There is a single garage to the side of the property with double doors to the front and pedestrian door to the garden. The garage has water supply, power and light. A generous driveway offers ample off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





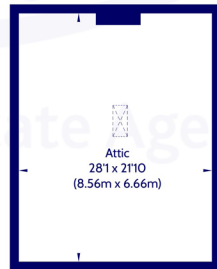
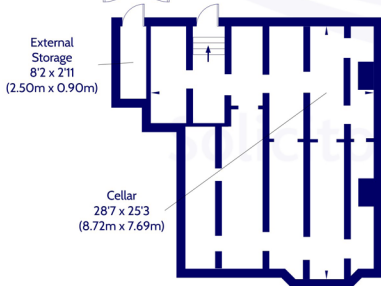
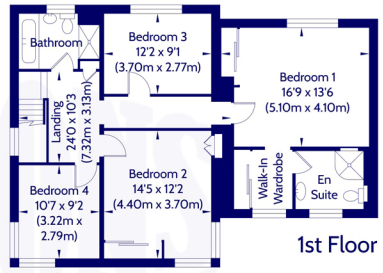
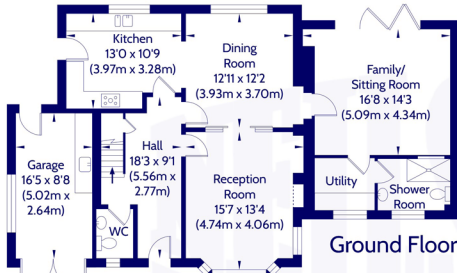
Location

The highly regarded residential district of Cammo lies to the north-west of Edinburgh city centre, bordered by the River Almond and the Cammo Estate, both offering attractive walking routes and open green space. Local amenities are within easy walking distance including a Scotmid, Tesco Express, pharmacy, bakery, Cook foodstore, Starbucks and Café Nero coffee shops and the highly regarded Herringbone restaurant, with a broader selection of retail and leisure facilities found within a short drive at The Gyle Shopping Centre, Craighleith Retail Park, Hermiston Gait and Corstorphine. The area is particularly convenient for commuters, with regular public transport links to the city centre and surrounding districts. The City Bypass, providing access to the national motorway network, along with the Queensferry Crossing and Edinburgh International Airport, are all easily accessible. Well-regarded schooling is available locally at all levels, with the house falling within the catchment area of The Royal High School. A wide range of leisure and recreational opportunities are nearby, including The Royal Burgess and Bruntsfield golf courses, watersports at Cramond and South Queensferry, coastal walks along the Cramond and Silverknowes foreshore, and the extensive cultural amenities of Edinburgh's galleries, museums, theatres and cinemas.





Approx. Gross Internal Floor Area Excl. Cellar, Attic & Garage 186 Sq M / 2000 Sq Ft.



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.



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