NEILSONS

Solicitors & Estate Agents



Fixed Price

£308,000

101 Strathalmond Road

Cammo | Edinburgh | EH4 8HP

A fantastic opportunity has arisen to acquire this rarely available two bedroom end-terraced villa forming part of an exclusive steading conversion situated within a quiet pocket of the much sought-after Cammo district of the city. Nearby excellent day-to-day amenities and commuting links to the city centre and beyond, the property will undoubtedly appeal to professionals, young families and those looking to downsize.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Allocated Parking
- Rear Garden
- EPC Rating – C
- Council Tax Band - E



Description

Presented in excellent move-in condition, this well-appointed home offers bright, spacious and contemporary accommodation throughout. The property briefly comprises a welcoming entrance hallway with useful storage, a light and airy triple-aspect reception/dining room, and a modern open-plan fitted kitchen which was fitted by Kitchen International with integrated Bosch appliances.



The spacious principal bedroom benefits from fitted wardrobes, while the well-proportioned second bedroom also features fitted wardrobes. A stylish contemporary bathroom with separate shower enclosure completes the accommodation. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings which has been supplied by Karndean in all rooms except the bedrooms, blinds and curtains will be included in the sale together with the induction hob, oven, integrated microwave, integrated dishwasher, integrated washing machine and integrated fridge/freezer.



Gardens & Parking

There is a well maintained private garden to the rear of the property mainly laid to patio and decorative stones, as well as a communal courtyard to the front. For the car user there is an allocated parking space next to the property. The development is managed by Hacking & Patterson for a yearly fee of approx.. £450.



Viewing

By appointment through Neilsons (0131 625 2222).





Location

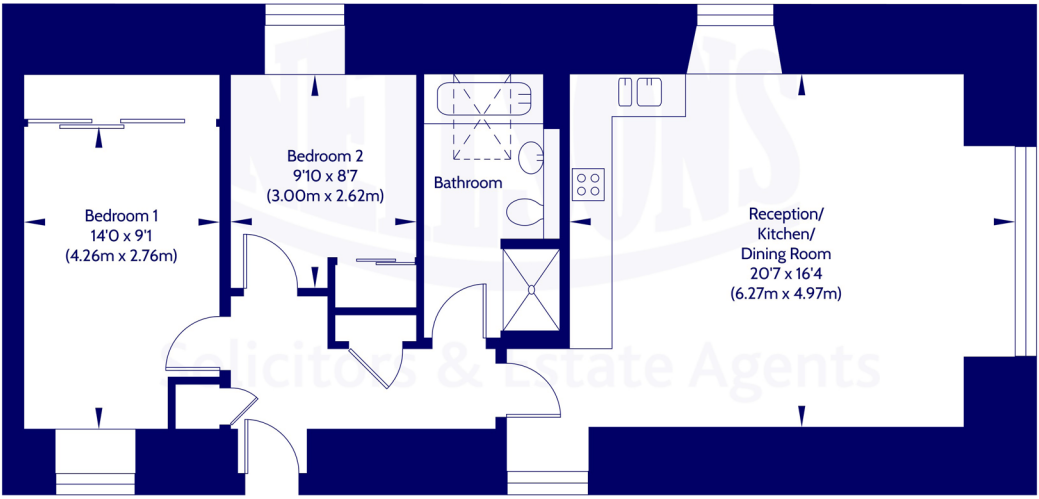




Strathalmond Road forms part of the prestigious residential district of Cammo, bordered by the delightful River Almond and Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express, bank and post office with the nearby Gyle shopping centre, Craigleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range. 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 of the property. Excellent schooling at all levels is available locally including Cramond Primary School and The Royal High School together with Cargilfield prep school. 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 71.73 Sq M / 772 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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