

17 Mauseley Park

Cammo, Edinburgh, EH4 8FB

VMH ESTATE AGENTS







Gable end double upper apartment with 3 bedrooms in sought-after location

- Generous sitting/dining room
- Sunny private balcony
- Modern kitchen
- Utility & WC
- 3 bedrooms
- Modern family bathroom
- Excellent storage throughout
- Well maintained factored grounds
- Residents' parking
- Double glazing & gas central heating

Fixed Price:

£325,000

F B Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Beautifully presented 3 bedroom, gable end, double upper apartment with private balcony, set within the highly regarded Cammo area, offering spacious and versatile accommodation over two levels, extending to approximately 84.3 sqm (908 sq ft) internally.

The accommodation is accessed via a welcoming main door entrance hallway, with the first floor providing two double bedrooms and a versatile bedroom currently used as a home office. There is a stylish family bathroom and excellent storage provision.

A staircase leads to the upper level where the generous sitting/dining room providing ample space for both comfortable seating and dining furniture, with direct access to the private balcony. The modern kitchen is positioned to the rear with a convenient separate utility room and WC.

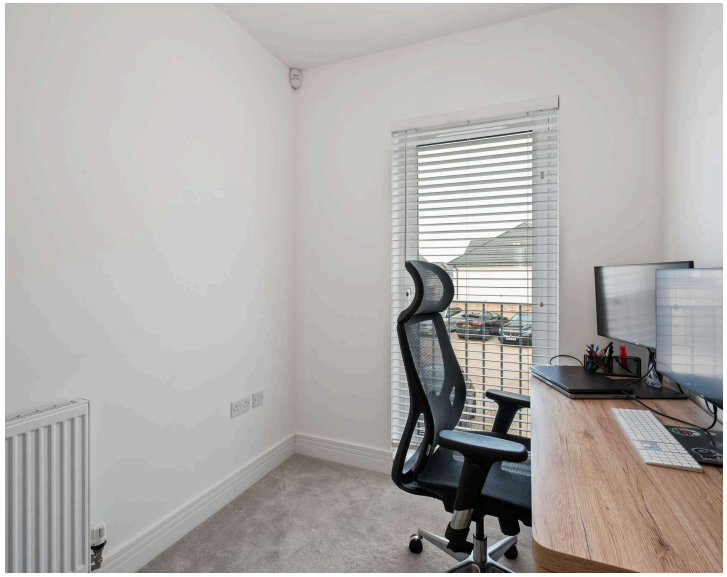
Externally the landscaped grounds and children's play area are very well-maintained, there is ample unrestricted residents' and visitors' parking along with bike and bin stores.

Extras

All fitted floor coverings, curtain poles together with integrated appliances - induction hob, fridge/ freezer, dishwasher, oven and extractor hood are included. Please note curtains, light fittings & the washing machine are excluded.













Location

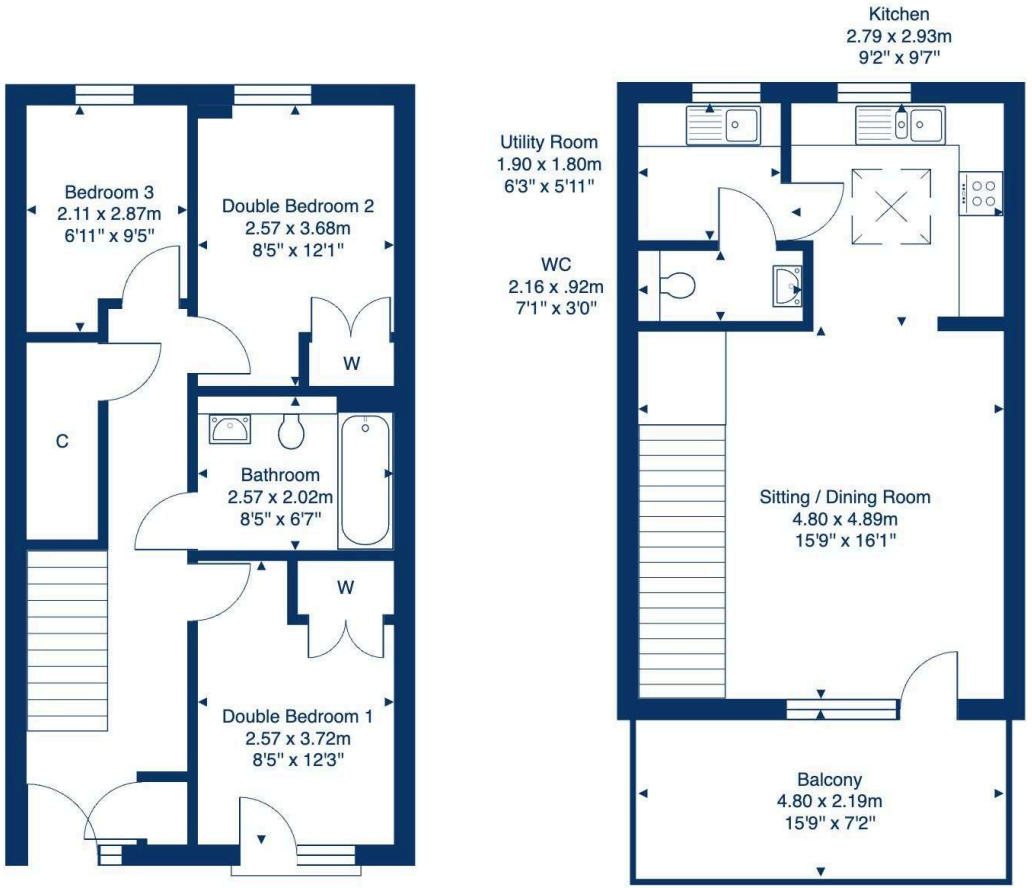
Cammo is an established, highly sought-after residential area to the north-west of the city. The area is ideally located for ease of access to the City Bypass, M8, M9, Edinburgh International Airport and the Queensferry Crossing. Local amenities are available nearby and additional amenities in the village of Davidsons Mains, more extensive shopping facilities can be found at Hermiston Gait, the Gyle and Craigleith 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.

Management

The development is factored by Ross & Liddell (no deposit required) at approximately £20 per month which includes block buildings insurance.

Floor Plan

17 Mauseley Park, Edinburgh, EH4 8FB



First Floor

Second Floor

Total Area: 84.3 m² ... 908 ft² (excluding balcony)

All measurements are approximate and for display purposes only.



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