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Offers Over  
**£625,000**

# 33 Cammo Grove

Cammo | Edinburgh | EH4 8EZ

A beautifully presented and highly flexible detached family villa, enjoying a picturesque residential setting within easy reach of the city centre, in the capital's desirable Cammo area.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - G



## Description

The property is in immaculate move-in condition throughout and offers a versatile living space with ample room for the growing family and those working from home on a regular basis.

The ground floor accommodation briefly comprises a welcoming hallway with stair to the upper level and convenient downstairs WC, comfortable bay fronted reception room, stylish fitted storage with display shelving, and sleek modern fire. A well-equipped modern kitchen which has been fitted with a variety of white base and wall units, complete with attractive splash tiling, granite worktops, and a range of built-in appliances. An additional reception room features a focal wood burner and looks out towards the back garden, providing a cosy space to relax. Off this room you have a versatile dining/family room which features contemporary wall panelling and wood flooring and would work well as a guest bed or home office.

The upper level consists of a spacious principal bedroom with corner windows affording the room a bright airy feel and en-suite shower room with stylish contemporary basin and walk in shower, two further good sized double bedrooms, a single bedroom, and main family with tiling to walls and floor, modern wall mounted basin, WC and bath with electric shower, splash screen and display shelving.



## Extras

All floor coverings, blinds, light fittings and integrated appliances will be included.

## Gardens and Parking

The property is bordered by delightful leafy gardens with the front and rear both enjoying high volumes of direct sunlight during the warmer months. To the front a neat lawned garden is fronted by a mature hedgerow and peppered with a variety of shrubs and small trees. A monobloc driveway provides off-street parking for up to three cars (depending on size) and a single garage offers excellent over-spill storage. To the rear you have a spectacular meticulously kept private garden, comprising lawn, flowering bushes, hedgerow and decking. The garden has a lovely peaceful feel as well as an excellent degree of privacy.

## Viewing

By appointment through Neilsons (0131 625 2222).





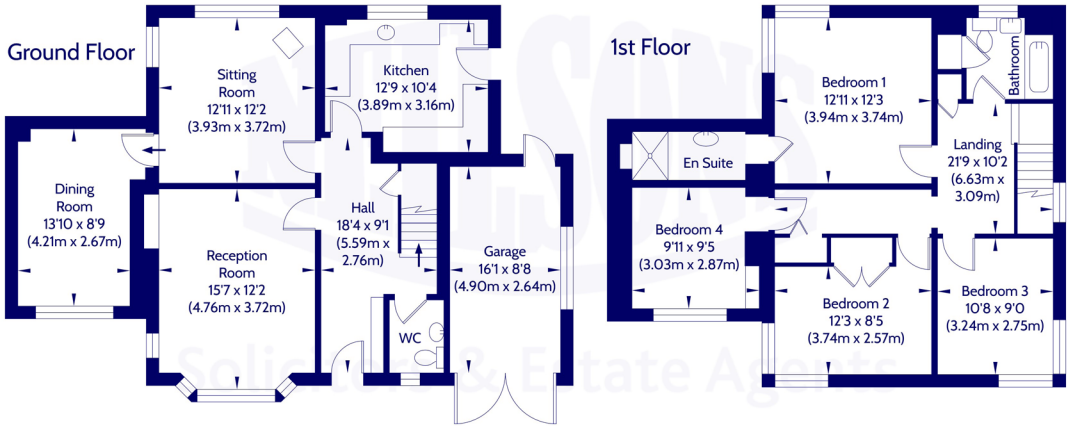
## Location

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, Craigleith 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 147 Sq M / 1579 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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- [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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