



## 22 Mauseley Park, Edinburgh, EH4 8FB

An exceptional three-bedroom terraced villa of considerable style and distinction, forming part of the highly regarded David Wilson Cammo Meadows development. Set amidst beautifully maintained communal grounds with ample residents' parking, this impressive home offers a superb standard of contemporary living in true turn-key condition.

The interiors are immaculately presented, combining refined modern design with practical family accommodation, ideally suited to professionals and growing families alike. The property is fitted with solar panels which helps greatly reduce the running costs of the property.

The accommodation is thoughtfully arranged and comprises:

- Welcoming entrance hallway
- Front facing bright and generously proportioned living room with a storage cupboard
- The well-appointed kitchen / dining room is fitted to a high specification and features a comprehensive range of units and integrated appliances. It enjoys direct access to the garden via elegant French doors, creating a seamless connection between indoor and outdoor living.
- There are two well-proportioned double bedrooms on the first floor
- The contemporary bathroom is finished to a high standard, complete with a sleek three-piece white suite
- On the second floor is the generous principal double bedroom which has built-in mirrored wardrobes and an en-suite shower room.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
B



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### Exterior

The property enjoys a fully enclosed rear garden, thoughtfully designed to provide a private and tranquil setting for relaxation and entertaining. Residents' parking is available within the development.

### Extras

The fitted floor coverings, blinds and integrated kitchen appliances are included in the sale.

### Factor

The development is professionally managed by Ross & Liddell at an approximate cost of £120 per year, covering the upkeep of the communal grounds and shared areas.

### Location

Cammo is widely regarded as one of Edinburgh's most desirable residential districts, prized for its unique balance of city convenience and access to open countryside. The area is bordered in part by the picturesque River Almond as it meanders towards the Firth of Forth, offering an abundance of scenic walking routes and outdoor pursuits.

Nearby Barnton provides a range of leisure amenities, including the prestigious Royal Burgess and Bruntsfield Links Golf Clubs, as well as Barnton Park Tennis Club. The historic village of Cramond, with its charming waterfront and renowned Kirk, lies just beyond.

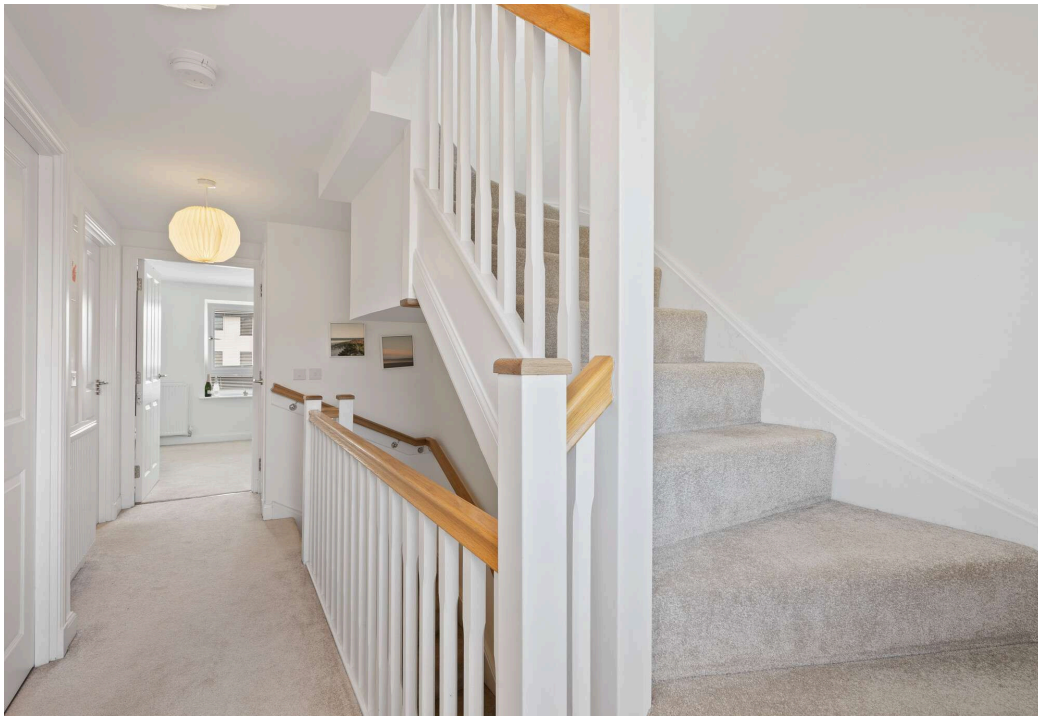
A selection of everyday amenities can be found on Whitehouse Road, including a convenience store, café, chemist and post office. Further extensive retail facilities are available at The Gyle Shopping Centre and Craighleith Retail Park.

The area is well served by highly regarded schooling at all levels, from nursery through to senior education. Excellent transport links provide swift access to Edinburgh Airport, the City Bypass, the central motorway network and the Queensferry Crossing, while regular bus services offer convenient connections to Edinburgh's city centre.

Council tax - Band F

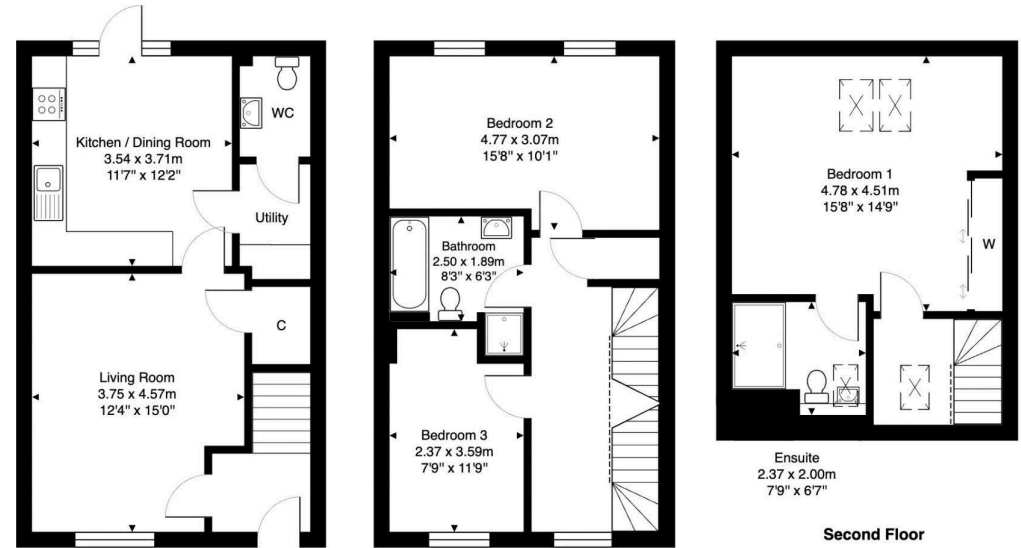








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Total Area: 111.8 m<sup>2</sup> ... 1203 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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