



7/4 Goldcrest Place  
CAMMO | EDINBURGH | EH4 8GQ

**warners**  
solicitors & estate agents



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Well presented and bright first floor luxury David Wilson Homes apartment forming part of a factored, modern development in Cammo, within close proximity to beautiful outdoor spaces, including the beach, as well as everyday amenities and transport links to the city centre, Edinburgh International Airport, and beyond. This lovely two-bedroom, two-bathroom, city home boasts a fabulous South facing balcony and will appeal to a variety of purchasers. Early viewing is recommended to fully appreciate the standard of accommodation on offer.

- Well presented first floor apartment with private South facing balcony forming part of a modern factored development
- Security entry phone access
- Modern living/dining/kitchen fitted with a range of appliances
- Welcoming hallway with utility cupboard/storage
- Principal bedroom with fitted wardrobes en-suite shower room
- Further bedroom with fitted wardrobes and French Doors to Juliet balcony
- Principal bathroom with mains shower over bath
- Gas central heating and double glazing
- Beautifully landscaped communal grounds
- Private residents' parking

Council tax band F, EPC rating B

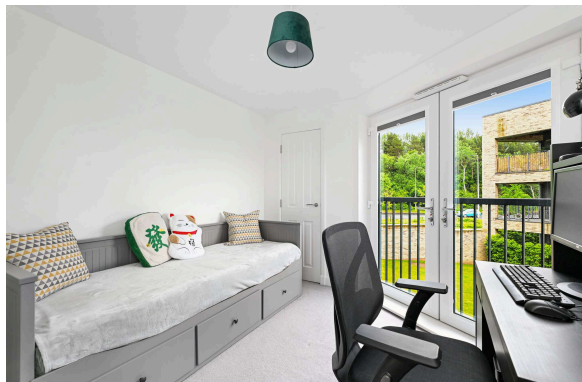
Factor : Ross and Liddell, approx £800 per annum which includes buildings insurance, lift maintenance and upkeep of common areas.

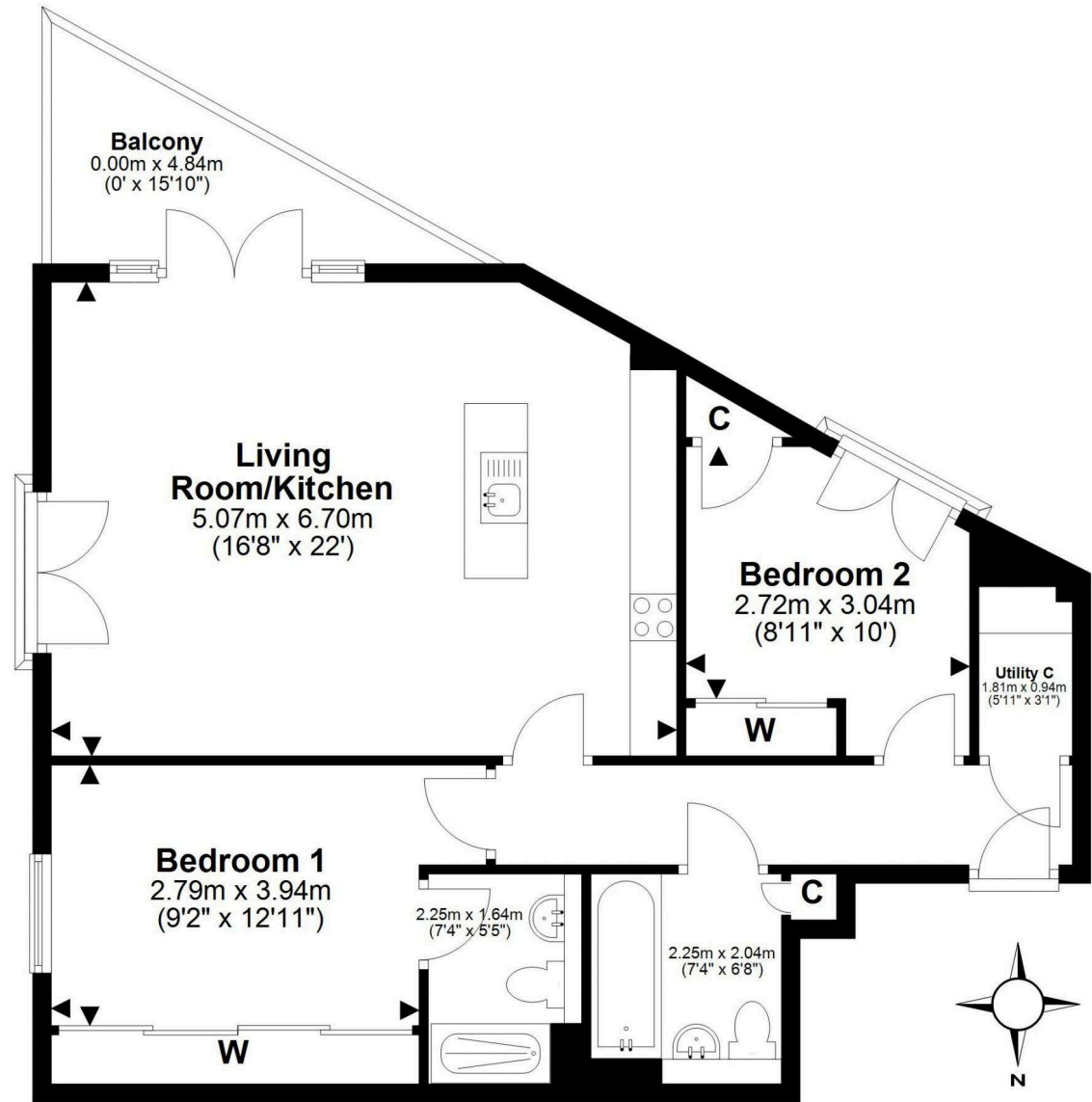
Extras to include: integrated fridge, oven and dishwasher. Freestanding washer dryer.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Cammo has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. Nearby Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club and just beyond Barnton lies Cramond, which has a lovely beach and an historic Kirk. Sitting on Whitehouse Road, close to its junction with Queensferry Road, is a row of shops including a gift/coffee shop, Co-op, chemist and post office. The Gyle Centre has a great selection of shops and is only a short journey away, whilst a large Sainsbury's Supermarket and other major stores are located at Craighleith Retail Park. Schooling is well represented from nursery to senior level. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and the Queensferry Crossing, whilst Edinburgh's City Centre is easily accessible via a regular bus service.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.