



40/1 Meadowsweet Drive
Cammo, Edinburgh, EH4 8FG

CALL US ON 0131 447 4747

40/1 Meadowsweet Drive, Cammo, Edinburgh, EH4 8FG

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Walk in storage cupboard housing the washer/dryer.
- Fabulous open plan living room/dining/kitchen with appliances.
- Access to southeast facing private patio area.
- Attractive master bedroom with fitted wardrobes & ensuite shower room.
- Two further double bedrooms with fitted storage.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Alarm.
- Private patio area.
- Allocated parking space.
- Well maintained communal grounds.
- On-street parking.



GENERAL DESCRIPTION

An immaculately presented ground floor flat within the highly sought-after Cammo district of the city, a short journey to the northwest of Edinburgh City Centre. There is an excellent range of local amenities close at hand, the property would be ideal for young family or someone downsizing and looking to stay within the area.

FACTORING NOTE

The development is factored by Ross & Liddell an approximate charge of £300 per quarter. This covers the maintenance of all the communal areas and the block's building insurance.

COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 1.6 MILE TO EDINBURGH GATEWAY STATION.
AIRPORT	APPROXIMATELY 3.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 500 METRES.

LOCATION

Cammo is a prestigious residential area of the city, bordered by the delightful grounds of Cammo Estate and the River Almond. Historic Cramond is a pleasant stroll along the banks of the river and neighbouring Barnton, which is within a few minutes on foot, offers local shops and services including a post office, a Scotmid, a café/gift shop, a Starbucks and a Herringbone restaurant. Similarly, a small retail outlet on Queensferry Road plays host to a Tesco Express, a bakery, a wine merchant, and a pharmacy. There is also a Tesco just over the hill in Corstorphine and a Sainsbury's at Craigleith. Local leisure pursuits include a thriving sailing club at Cramond and miles of promenade frequented by walkers, joggers and cyclists. The wonderful open spaces of Cammo Estate are popular with dog walkers, as is historic Dalmeny Estate which boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Turnhouse and The Royal Burgess. The Drum Brae Leisure Centre and Swimming Pool is within a few minutes and offers a wide programme of activities for adults and children alike. Nursery through to senior schooling is available within a few minutes on foot and the local schools have an excellent academic reputation (Cramond Primary and The Royal High School). In the private sector Cargilfield Preparatory School, St. George's, Mary Erskine and Stewarts Melville Colleges are all readily accessible. There are frequent bus services to the Gyle Centre and into the city centre (approximately 5 miles) and both Maybury Road and Queensferry Road also provide a direct link with the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AND WASHER/DRYER WITHIN THE HALL CUPBOARD. ALL FURNITURE WITHIN THE PROPERTY IS AVAILABLE THROUGH NEGOTIATION.





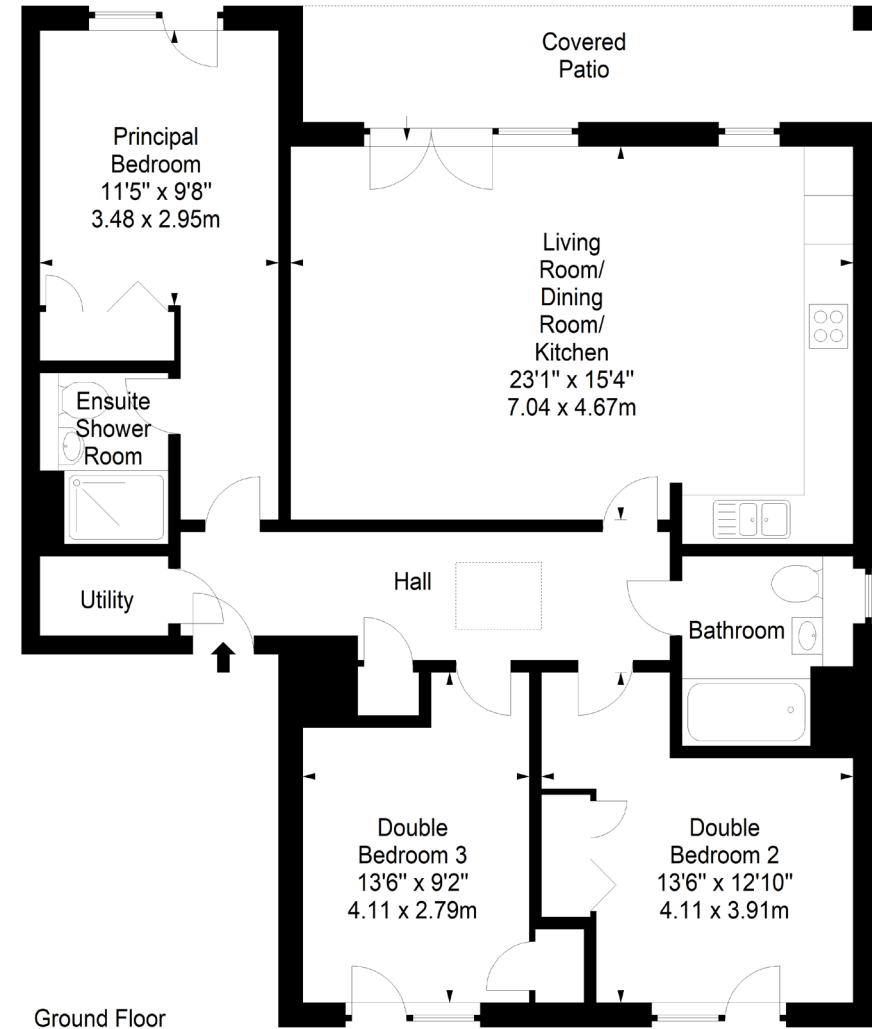
Meadowsweet Drive,
Edinburgh,
Midlothian, EH4 8FG



Approx. Gross Internal Area
1053 Sq Ft - 97.82 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.