



Offers Over
£535,000

9 Cammo Grove

Cammo | Edinburgh | EH4 8EX

An immaculately presented detached and extended four bedroom villa, quietly situated within the highly sought after district of Cammo, offering generous and flexible accommodation to suit modern family living. Complemented by attractive private gardens and a garage, this superb home combines space, comfort and practicality in a peaceful yet well connected setting close to excellent local amenities and green open spaces.

-  3 public rooms
-  4 bedrooms
-  2 bathrooms
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - G



Description

On the ground floor there is a welcoming hallway and to your right is a good size lounge with a gas fire, which then flows seamlessly into the dining room and conservatory, creating a versatile space for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks, and there is a useful utility room, both of which offer access to the rear garden. Completing the accommodation on this level is bedroom four with built in wardrobes and a separate shower room.

Moving to the first floor you will find the impressive dual aspect principal bedroom with fitted wardrobes, two further bedrooms, and a family bathroom with white suite, heated towel rail and shower over the bath. A ramsay ladder provides access to an insulated attic with light. The property also benefits from gas central heating with Hive system and double glazing.



Extras

Included in the sale will be the 5 ring gas hob and electric oven, fridge/freezer, washing machine and tumble dryer.

Gardens and Parking

A pebbled front garden with hedge for privacy welcomes you to the property and to the rear, there is a delightful south facing, fully enclosed garden bordered by shrubs and trees with a lawn and patio, offering a peaceful setting for outdoor dining and a safe place for children and pets to play. A garage with an up and over door, light, and power adds practical convenience, while the large driveway provides off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

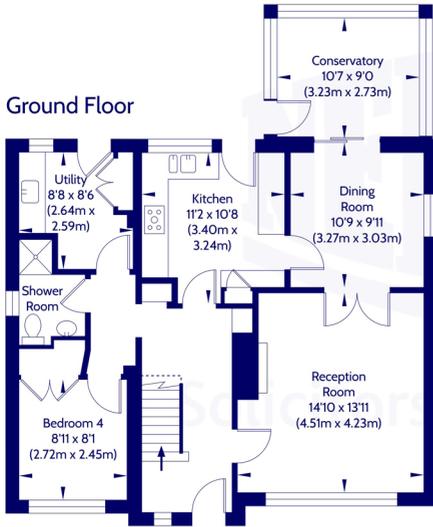
The highly regarded residential district of Cammo is located north west of Edinburgh city centre and is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express, pharmacy, post office and Herringbone restaurant, with the nearby Gyle Shopping Centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the city centre and surrounding areas. The City By-Pass linking the national motorway network, Queensferry Crossing and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally and a wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City.





Approx. Gross Internal Floor Area 137 Sq M / 1473 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

