



6/4 Goldcrest Place,  
CAMMO | EDINBURGH | EH4 8GS

  
**warners**  
solicitors & estate agents



## 6/4 Goldcrest Place,

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This property is available through the Golden Share Scheme allowing the purchaser to own 100% of the home while the property is sold at 80% of the market value. Buyers must meet specific eligibility criteria and provide the necessary evidence to qualify. For detailed information on the Golden Share scheme, please review the guide at this Edinburgh Council link, and contact the Warners directly for application forms to arrange a viewing and further enquiries:

<https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>

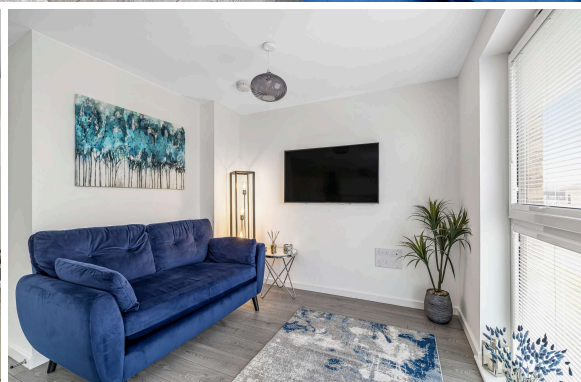
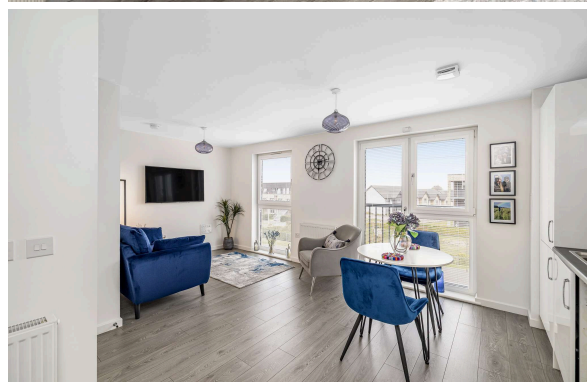
Forming part of the modern 2022 Cammo Meadows development on the outskirts of west Edinburgh, bordering Cammo Estate, the stylish property offers a fantastic home for a variety of buyers, and comprises of an entrance hallway with fantastic storage options, open plan living/dining/kitchen fitted with modern units, a range of integrated appliances and lovely views over the park. Both bedrooms are doubles, one with fitted mirrored wardrobes. The contemporary bathroom has electric shower over bath and completes the accommodation. Further benefits are gas central heating, double glazing, security entry and externally a carport, ample residents' and visitors parking and well kept communal grounds.

- \*Golden Share Scheme\*
- Beautifully presented
- Living/dining/kitchen with a range of integrated appliances
- Entrance hallway with storage
- Two double bedrooms, one with fitted wardrobes
- Gas central heating and double glazing
- Security entry system
- Carport and ample resident and visitor parking

Council Tax: E , Energy Rating: B

Factor payable to Liddell 6 Clifton Terrace, Edinburgh, EH12 5DR £62 per month plus Quarterly invoice for any additional charges (fluctuates)

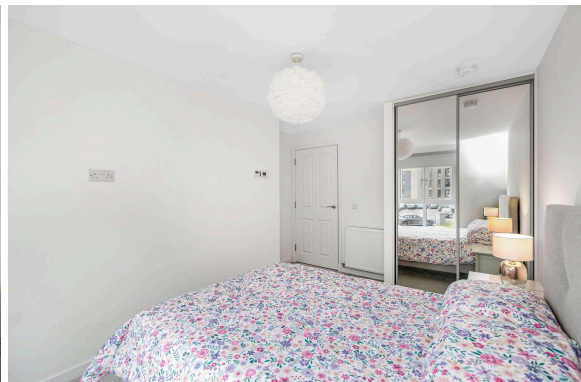
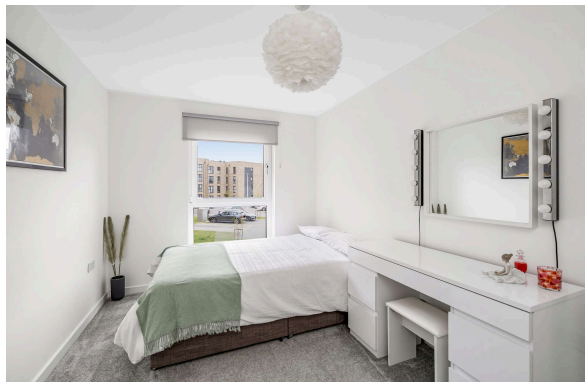
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

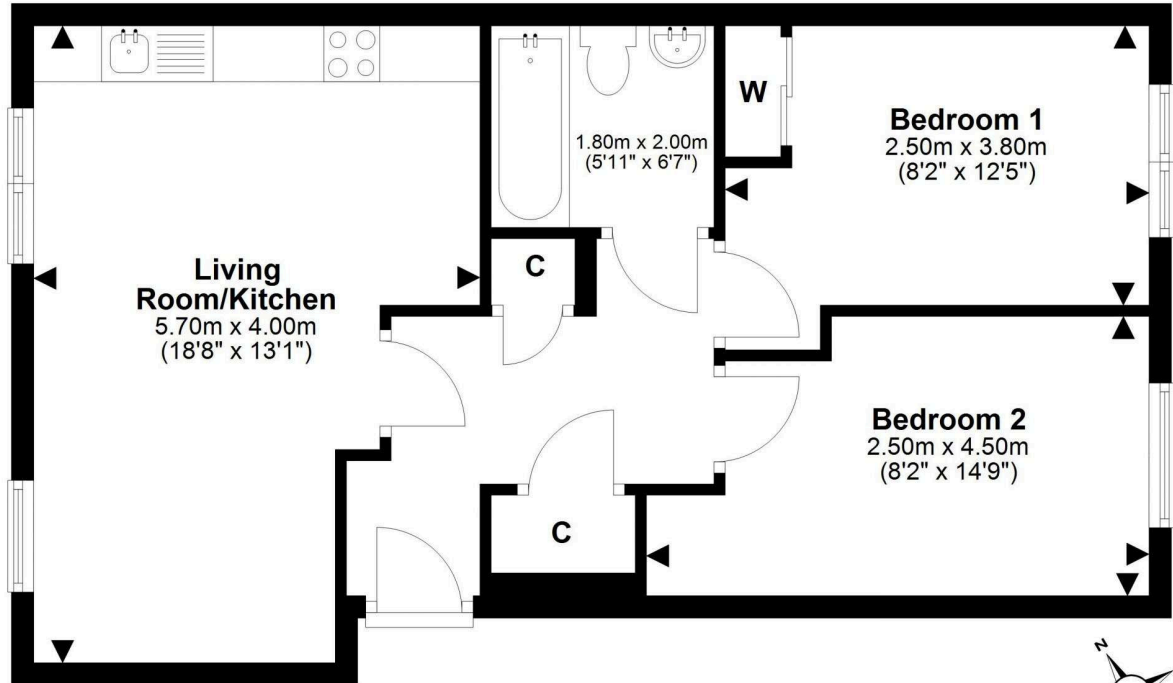
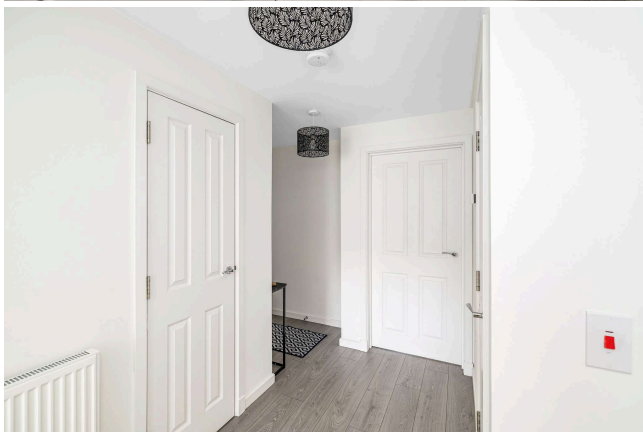




Extras: Fixtures and fittings, oven, hob, fridge, freezer, washing machine.

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.