



Offers Over  
**£640,000**

## 50 Cammo Gardens

Cammo | Edinburgh | EH4 8HF

A superb and deceptively spacious detached villa, offering spacious and flexible family accommodation and enjoying a peaceful setting in the highly regarded district of Cammo, within easy reach of superb amenities, schools and transport links.

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



## Description

Set back from the road behind a generous front garden and driveway, and screened by a mature copper beech hedge, this attractive detached home enjoys a high degree of privacy. The front door opens into a vestibule leading to a spacious and welcoming hallway, with ample storage and a guest cloakroom/WC. The principal reception room is particularly well proportioned, benefiting from a dual aspect with floor-to-ceiling windows and patio doors overlooking the rear garden.

To the front, the kitchen/breakfast room is well appointed with a range of quality wall and base units, incorporating an integrated double oven, hob, dishwasher and fridge freezer. A rear hallway, with additional storage, provides direct access to the garden. Two further reception rooms on the ground floor, currently arranged as a family room and formal dining room, offer excellent flexibility and could readily serve as additional bedrooms or substantial home office space if required.

A naturally bright staircase, enhanced by a roof light, leads to the upper landing, where there are three generous storage cupboards, one housing the hot water cylinder. The principal bedroom enjoys a pleasant outlook over the rear garden towards mature trees and features built-in wardrobes and an en-suite shower room. There are three further well-proportioned double bedrooms, two with built-in wardrobes, along with a contemporary family shower room fitted with a white suite. The property further benefits from gas central heating and full double glazing.



## Extras

The integrated appliances, floor coverings, light fittings and window blinds are to be included in the sale.

## Gardens, Garage and Driveway

A particular feature of this home is the generous and mature private gardens which surround the property. The thoughtfully landscaped rear garden is terraced to maximise natural light and has wide lawn and a choice of patio areas with well-stocked flower and shrub borders. It provides a safe and enclosed space for children or pets to play and offers the ideal setting for barbeques and al fresco dining during the warmer months. Mature trees afford a high degree of privacy and there is a useful timber tool shed. A secure gate to the side gives access to the front garden. To the front, the garden is in two sections with a monoblocked driveway and lawn leading to a low gate and archway offering a separate southwest facing seating area, perfect for relaxing outdoors with a drink on a summer evening. The good-sized garage has remote control up and over door to the front, with a pedestrian door to the front garden. There is power and light and ample storage/workshop space.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The highly regarded residential district of Cammo lies to the north-west of Edinburgh city centre, bordered by the River Almond and the Cammo Estate, both offering attractive walking routes and open green space. Local amenities are within easy walking distance including a Scotmid, Tesco Express, pharmacy, bakery, Cook foodstore, Starbucks and Café Nero coffee shops and the highly regarded Herringbone restaurant, with a broader selection of retail and leisure facilities found within a short drive at The Gyle Shopping Centre, Craigleith Retail Park, Hermiston Gait and Corstorphine. The area is particularly convenient for commuters, with regular public transport links to the city centre and surrounding districts. The City Bypass, providing access to the national motorway network, along with the Queensferry Crossing and Edinburgh International Airport, are all easily accessible. Well-regarded schooling is available locally at all levels, with the house falling within the catchment area of The Royal High School. A wide range of leisure and recreational opportunities are nearby, including The Royal Burgess and Bruntsfield golf courses, watersports at Cramond and South Queensferry, coastal walks along the Cramond and Silverknowes foreshore, and the extensive cultural amenities of Edinburgh's galleries, museums, theatres and cinemas.





Approx. Gross Internal Floor Area 172 Sq M / 1856 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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