



Distinctive design in a peaceful, sought-after development



Nestled within the highly desirable Cammo area of Edinburgh, this unique two-bedroom detached bungalow is one of just two individually designed homes within an exclusive and peaceful development. Offering character, light-filled living space, and excellent potential for modernisation, this delightful property is ideal for those seeking a quiet yet well-connected setting. Upon entering the home, you are welcomed by a stunning sunroom featuring a tiled floor, two cupolas and generous windows allowing natural light to flood the space. This inviting area flows seamlessly into the spacious dining lounge, which boasts a beautiful statement wood panelled apex ceiling and a large picture window overlooking the garden-creating a bright and airy living environment. The kitchen is fitted with a range of units and appliances, with access leading to a convenient utility area with direct access to the carport. There is a generous master bedroom with built-in storage, a rear-facing picture window, and an ensuite shower room. The second double bedroom benefits from a fitted wardrobe, and there is a well-appointed family shower room. Externally, the property is surrounded by attractive gardens. The front garden is particularly appealing, with lovely mature borders and hedging, a sunny patio area, an area of lawn, driveway, and carport. The rear garden is laid to lawn and could be fully enclosed if desired. There is a generous external store to the side of the property. Beyond the property lies a lovely green space, enhancing the tranquil and leafy surroundings. This is a rare opportunity to acquire a characterful home in a quiet, established development, with scope to modernise and create a truly special residence.

Key Features

- Sunroom
- Dining lounge
- Kitchen and utility
- Master bedroom with ensuite
- Further double bedroom
- Shower room
- Gas central heating
- Double glazing
- External store
- Gardens to front, side and rear
- Carport and driveway



Cammo

Cammo is an established, prime residential area situated to the west edge of Edinburgh with easy access to the city centre, commuting links and Edinburgh Airport. It is well served by a good selection of local amenities such as a local Co-op, Scotmid and Post Office and further amenities can be found at nearby Davidson's Mains, which has a Tesco Metro store. Excellent facilities are available at the nearby Gyle Shopping Centre where there are a number of large retailers including Marks and Spencer's and Morrison's. There are well regarded schools in the local vicinity which include Cramond Primary and the Royal High School in the state sector as well as Cargilfield Preparatory School which is situated close-by on Gamekeepers Road, Edinburgh Academy, St George's and Stewart's Melville.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, dishwasher, fridge, fridge freezer, washing machine, tumble dryer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£330,000

EPC Rating

D

Tenure

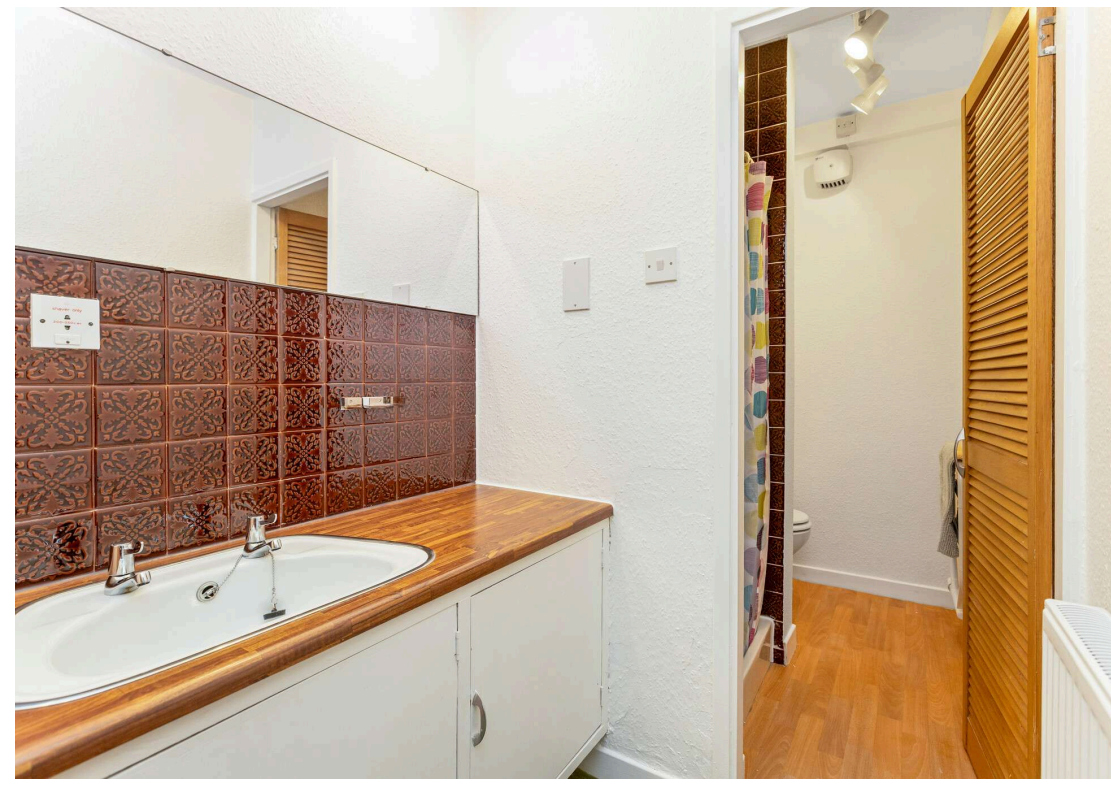
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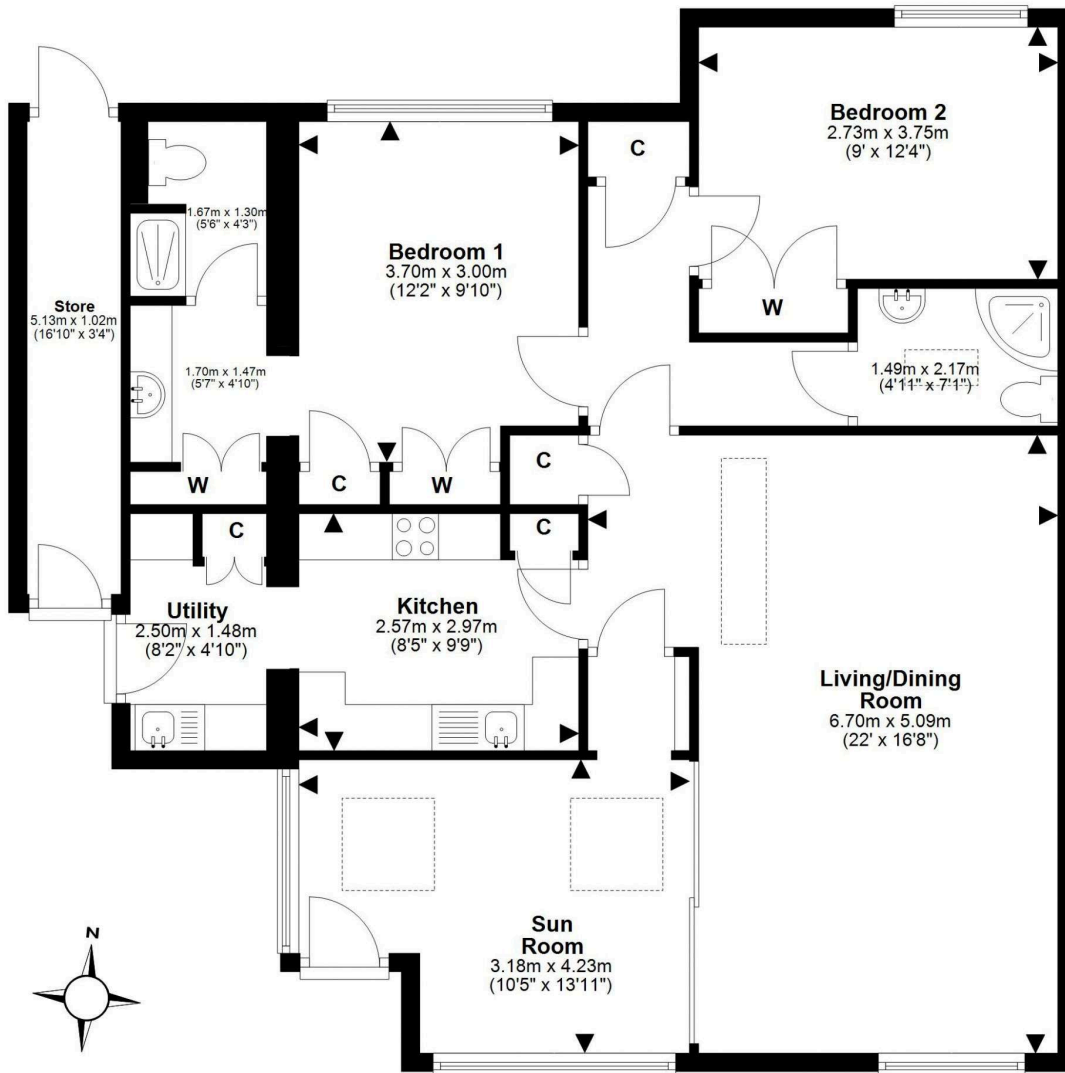












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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