

LAW • PROPERTY • FINANCE

## CAMMO DENHOLM-PLOT 146

25 Meadowsweet Drive, Edinburgh, EH4 8FD











### A GREEN GETAWAY IN THE CAPITAL...

If you are searching for your dream home, then look no further than Cammo Meadows - our apartments and houses have it all.

Set in acres of greenery, yet with excellent connections to the city, you can enjoy direct access to the Cammo nature reserve estate meaning excellent cycle networks, your daily run or dog walk, a stroll in the sunshine, or day with the grandchildren, is well taken care of.

#### ...with something to suit every lifestyle

Whatever you seek in your next home, Cammo Meadows offers it all. From spacious apartments and stylish houses for those seeking the easy life, to innovative Capital Homes for those wanting something a little different; your dream home can be found here.

# Welcome home to the Denholm at Cammo Meadows. This impressive 5 bedroom detached family home features:

- A large rear garden
- An open plan kitchen/family/dining area leading out to the patio and rear garden
- A separate spacious lounge also leading to the rear garden
- Spectacular double aspect main bedroom with an en-suite and fitted wardrobes
- Flexible fifth bedroom perfect as a home office or playroom
- A utility room plus an integrated garage
- Overall size of 1,978 sq. ft.
- PEA Rating: B

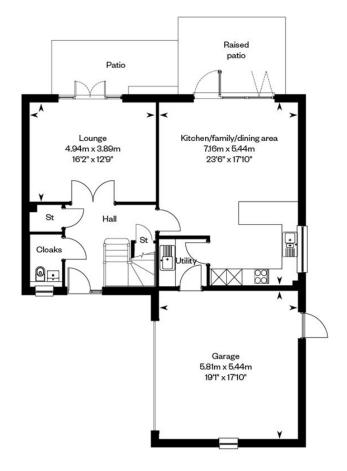
Virtual Tour: <u>Take a look around</u>

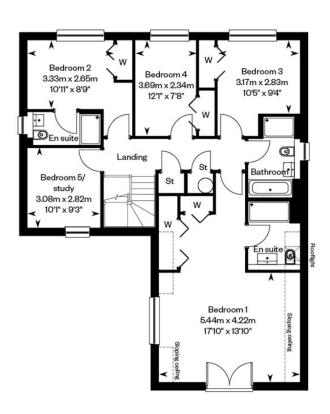




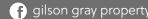
#### **GROUND FLOOR**

#### FIRST FLOOR





















These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.



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