



8 Cameron Crescent  
Newington, Edinburgh, EH16 5LB

CALL US ON 0131 447 4747

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- Entrance vestibule.
- Reception hall with storage.
- Attractive bay windowed living room with feature fireplace.
- Dining kitchen with appliances.
- French doors to extensive rear garden.
- Utility room.
- Access to storeroom.
- Master bedroom with walk in dressing area & ensuite shower room.
- Two further good sized double bedrooms.
- Contemporary fitted bathroom with rolltop bath & shower.
- Further shower room.
- Many original features.
- Gas central heating.
- Triple glazing.
- Alarm.
- Fibre Broadband.
- Split levelled private garden to front.
- Well maintained, enclosed, private garden to rear with paving & Astro turf.
- Gate providing access at the rear.

## GENERAL DESCRIPTION

A fabulous three-bed lower villa, part of a traditional building in the highly regarded and much sought after Newington district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the South of Edinburgh City Centre. The property offers spacious living accommodation boasting private garden to the front and rear and would be an excellent family home in a great location.





## LOCATION

Cameron Crescent is located within the enviable Newington district of the city, a short walk from an excellent range of shops, services, restaurants and bistros. Also within easy reach is more comprehensive shopping at Cameron Toll Shopping Centre with its Sainsbury's superstore, as well as several other retail shops within a short car drive or bus journey away at Straiton Retail Park and Fort Kinnaird Retail Park. There is good primary and secondary schooling in the area and the property is well positioned for access to Edinburgh University (Kings Buildings and George Square), Queens Hall and the National Library. Recreational facilities on hand include Royal Commonwealth Pool, Meadowbank Stadium, the Festival Theatre and the vast open greenery of the Meadows, Arthur Seat and Holyrood Park. The Edinburgh Royal Infirmary Hospital is nearby, and a range of bus services provide quick and easy access into the City Centre together with good road access to the city bypass and excellent connections to the motorway network.

### EXTRAS:

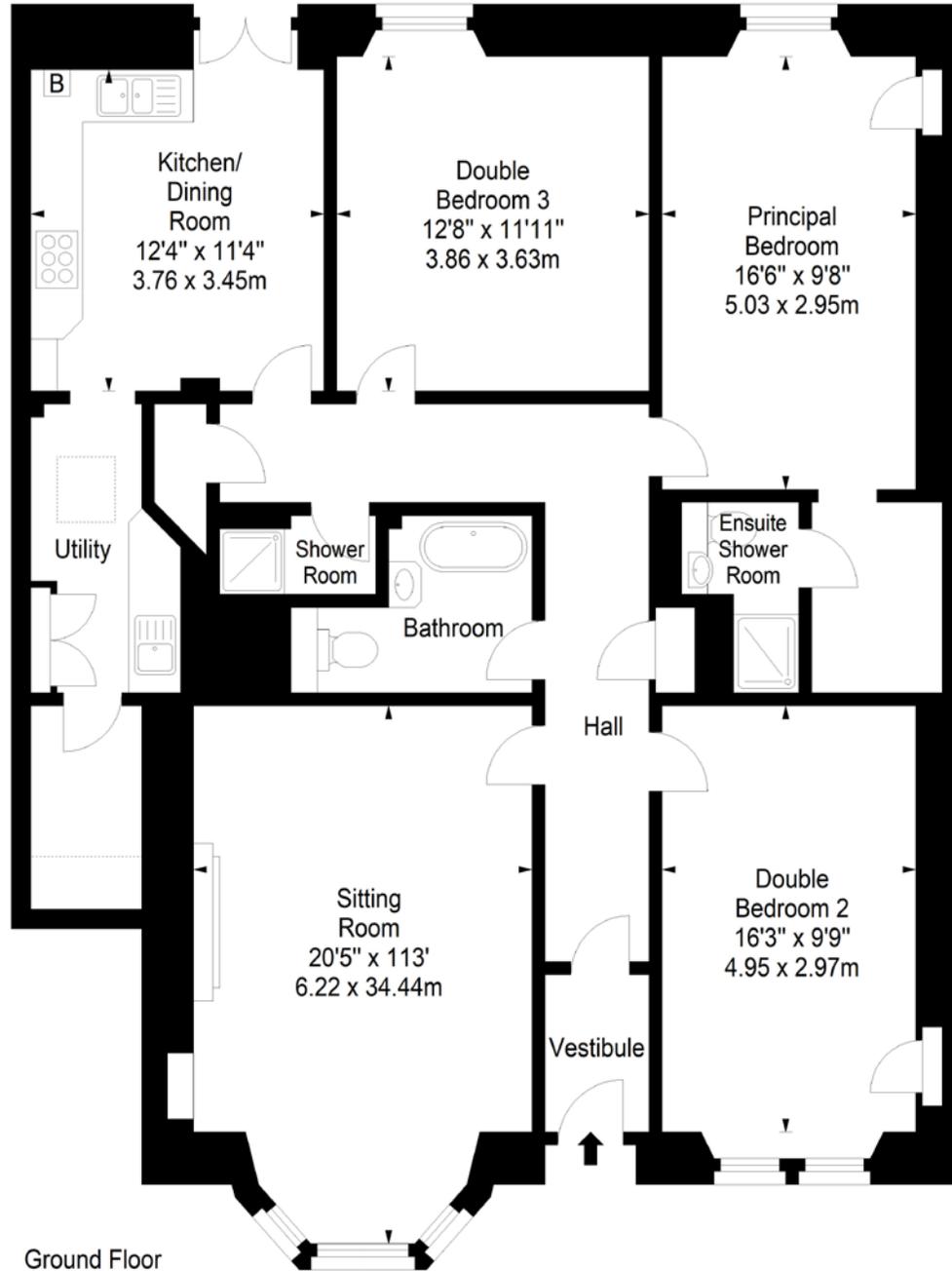
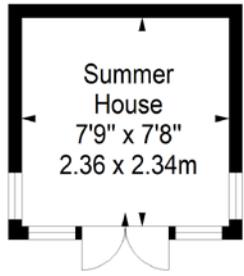
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD AND DISHWASHER. THE FREE-STANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER WITHIN THE UTILITY ROOM MAY BE AVAILABLE THROUGH NEGOTIATION ALONG WITH THE BREAKFAST BAR WITH STOOLS IN THE KITCHEN. THE SUMMER HOUSE AND SMALL SHED WILL ALSO BE INCLUDED IN THE SALE PRICE.

COUNCIL TAX BAND: E.

TRAIN STATION: APPROXIMATELY 2 MILES TO WAVERLEY TRAIN STATION.

AIRPORT: APPROXIMATELY 13.5 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 100 METRES.



Ground Floor

Ground Floor

**Cameron Crescent, EH16 5LB**



Approx. Gross Internal Area  
1402 Sq Ft - 130.25 Sq M  
Summer House  
Approx. Gross Internal Area  
60 Sq Ft - 5.57 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**