



**8 Cammo Walk,
Edinburgh, EH4 8AN**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

VERSATILE, FOUR-BEDROOM DETACHED HOUSE



Beautifully presented and extremely versatile, four-bedroom, detached house with a stunning annexe, situated in the sought after Cammo area of Edinburgh, directly opposite Cammo Estate and close to excellent amenities, schools and transport links. This property has been very nicely decorated throughout in neutral tones and offers light and spacious living over two floors. The accommodation consists of an entrance hallway, a lovely light filled living room, with a wood burner and windows overlooking the front garden, a dining kitchen, with a range of modern fitted units, appliances and space for dining. There is also a double bedroom and w.c. on this level. On the upper floor there is a master bedroom, with a particularly attractive ensuite bathroom, with a free-standing bath, walk-in shower and underfloor heating, a double, a single bedroom and a contemporary shower room. Access to the annexe is on this level which leads into a beautifully finished, open plan kitchen/bedroom/living room, with very smart fitted units and appliances, a balcony and a private entrance completing this versatile annexe, ideal for guest/family accommodation or home working. There are lovely, leafy garden grounds to the front of the property and to the rear, as well as a garage and generous driveway.

Hall

Living room, with wood burner

Dining kitchen

Master bedroom, with ensuite bathroom

Three further bedrooms

Shower room

Annexe with balcony

Gas central heating

Double glazing

Garden

Garage

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 good public schools in the local vicinity which include Cramond Primary and the Royal High School in the state sector as well as the highly regarded 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, oven, hob, fridge freezer, washing machine 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

G

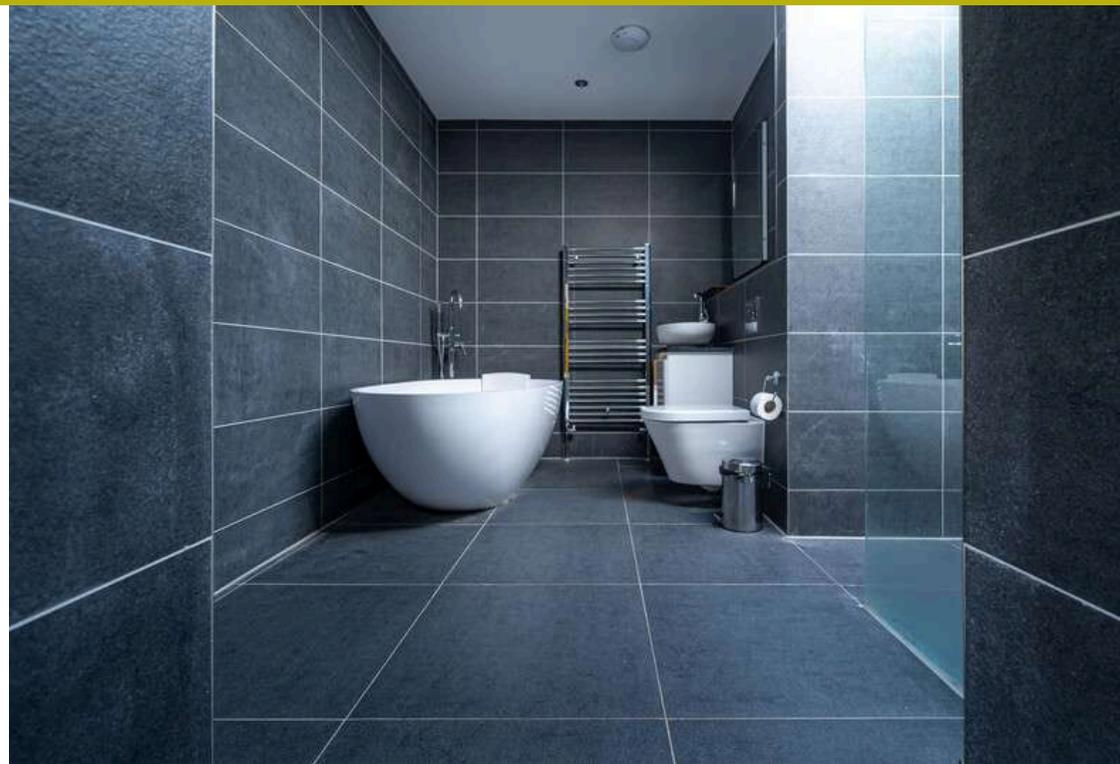
Home Report Valuation

£700,000

EPC Rating

C











8 CAMMO WALK, EDINBURGH, EH4 8AN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,991 SQ FT / 185 SQ M
 GARAGE 194 SQ FT / 18 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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