



**6 Strathalmond Road, Cammo,
Edinburgh, EH4 8AD**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED FOUR-BEDROOM, TERRACED HOUSE



This beautifully presented, four-bedroom, terraced house has a fantastic location in a quiet and leafy residential area, in the sought after Cammo district of Edinburgh, close to excellent transport links, schools, shops in nearby Barnton and the Gyle Shopping Centre a short drive away, as well as Cammo Estate and Cramond beach. This property offers bright and spacious accommodation over two floors with generous gardens to the front and the rear. On the ground level there is a welcoming entrance hall, with good storage, a light filled living room, with French doors opening onto a patio to the front of the house. The kitchen has been very nicely designed, with modern fitted units, marble worktops, appliances and is open to a lovely dining/family room, with French doors leading into the rear garden. There is also a utility room, home office, with stable door, and w.c. on this level. On the upper floor there is a master bedroom, with fitted wardrobe and a balcony, with lovely views to Cammo Estate, a double bedroom, with built-in wardrobe and ensuite shower room, two further double bedrooms and a family bathroom. The loft is accessed by a Ramsay ladder. The front garden is edged with hedging, has an area of lawn, a patio and a car port. The rear garden has a large paved area, lawn, shed and a gate giving access to attractive communal grounds and a short cut to Queensferry Road.

Hall
Living room
Kitchen
Dining/family room
Home office
Utility room
W.C.
Four double bedrooms, one with ensuite
Bathroom
Balcony
Attic, with Ramsay ladder
Gas central heating and double glazing
Garden
Car port





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, two ovens, hob, microwave, fridge freezer, dishwasher, washing machine, further fridge and freezer, shed 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

£525,000

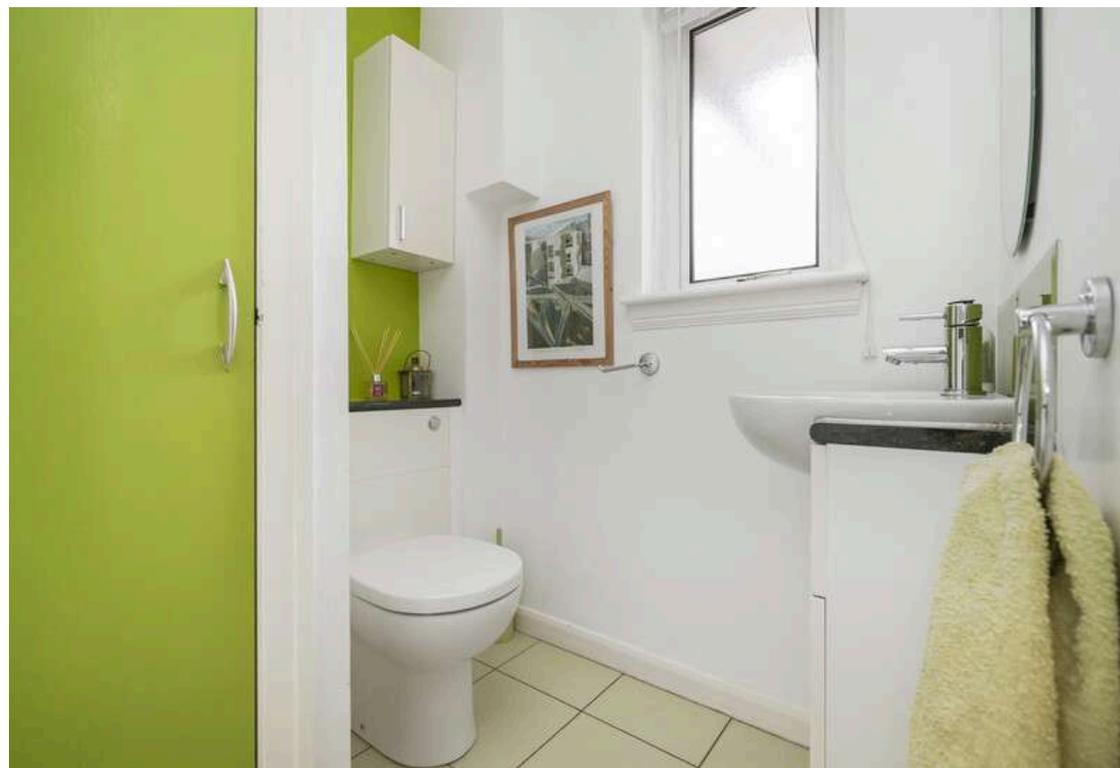
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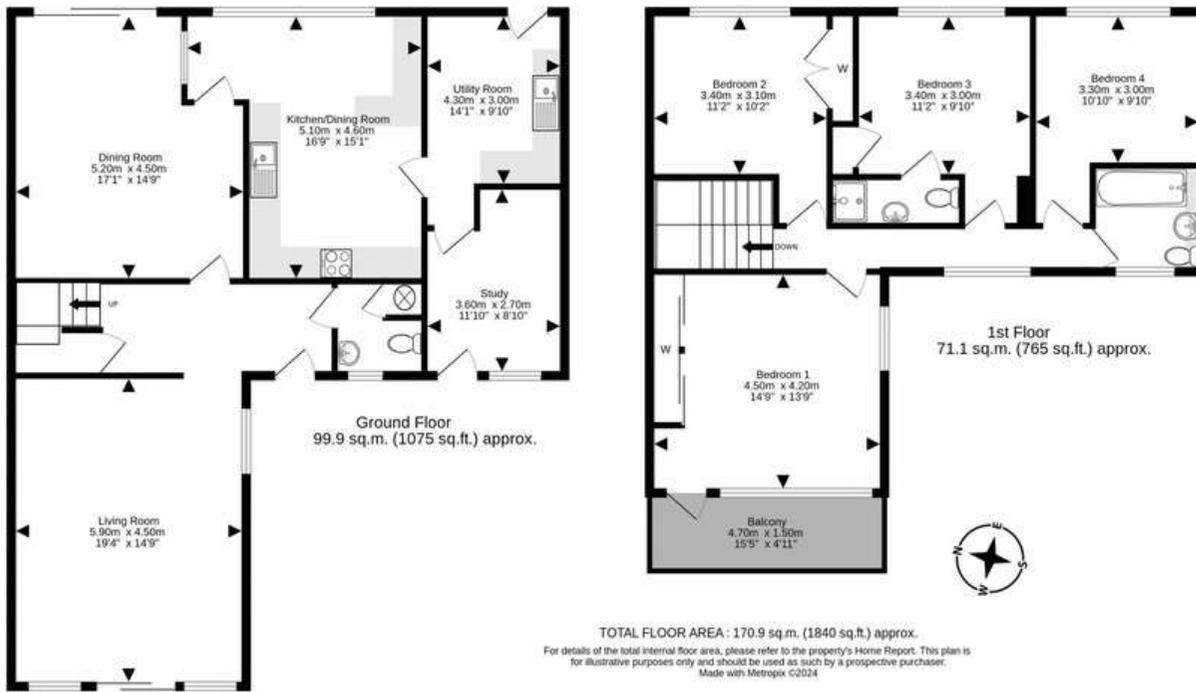
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