

77 Strathalmond Road

CAMMO, EDINBURGH, EH4 8HP



Lovely, three-bedroom, terraced house well-positioned in a quiet and leafy residential area in Cammo



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this lovely, three-bedroom, terraced house to the market. The property is well-positioned in a quiet and leafy residential area in Cammo, to the west of Edinburgh city centre. Internally, the property is presented in very good order and enjoys balanced and well-proportioned accommodation. Externally, there is a private garden and excellent local amenities with Dalmeny Estate, Cammo Estate and Cramond Beach within striking distance.

THE LOUNGE/DINER



The accommodation is focused on a generous, dual-aspect, lounge which enjoys excellent levels of natural light, neutral décor and wooden flooring. While the room offers natural seating and dining areas, the floor space on offer will give the new owner tremendous flexibility to create their ideal entertaining space. A patio door from the dining area opens into the rear garden.



THE KITCHEN



The kitchen is accessed through a door from the dining area and comes complete with a generous range of base and wall mounted units arranged around a range style cooker. The units offer plenty of prep and storage space and are set against a tiled splashback. There are integrated appliances and space for a freestanding American style fridge freezer.





Climbing the stairs, the first-floor landing gives access to three bedrooms, a bathroom and a loft for additional storage. Bedroom one is the obvious master and overlooks the front of the property. Spacious and bright, bedroom one has plenty of space for a suite of freestanding bedroom furniture alongside a large integrated wardrobe. Bedroom one also has access to a large storage room which would make for an ideal dressing room or home office. Rear-facing, bedroom two is also a well-proportioned double with ample space for a double bed and supporting furniture. Bedroom three is a well-proportioned single. Internal accommodation is completed by the bathroom which is tiled and includes a three-piece suite with a shower over the bath. Further benefits include gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

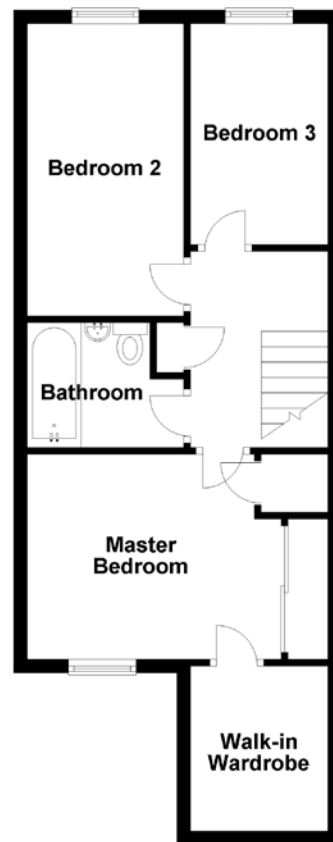
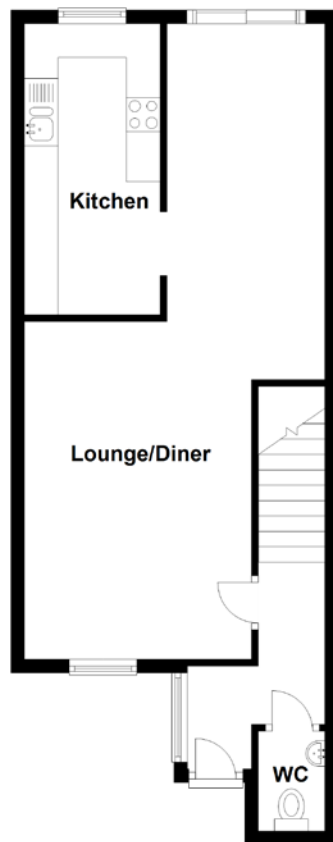


Externally, the property enjoys low maintenance front and rear gardens. The rear garden is fully enclosed making it safe and secure for young children. There is residents parking as well as on-street parking in the surrounding area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

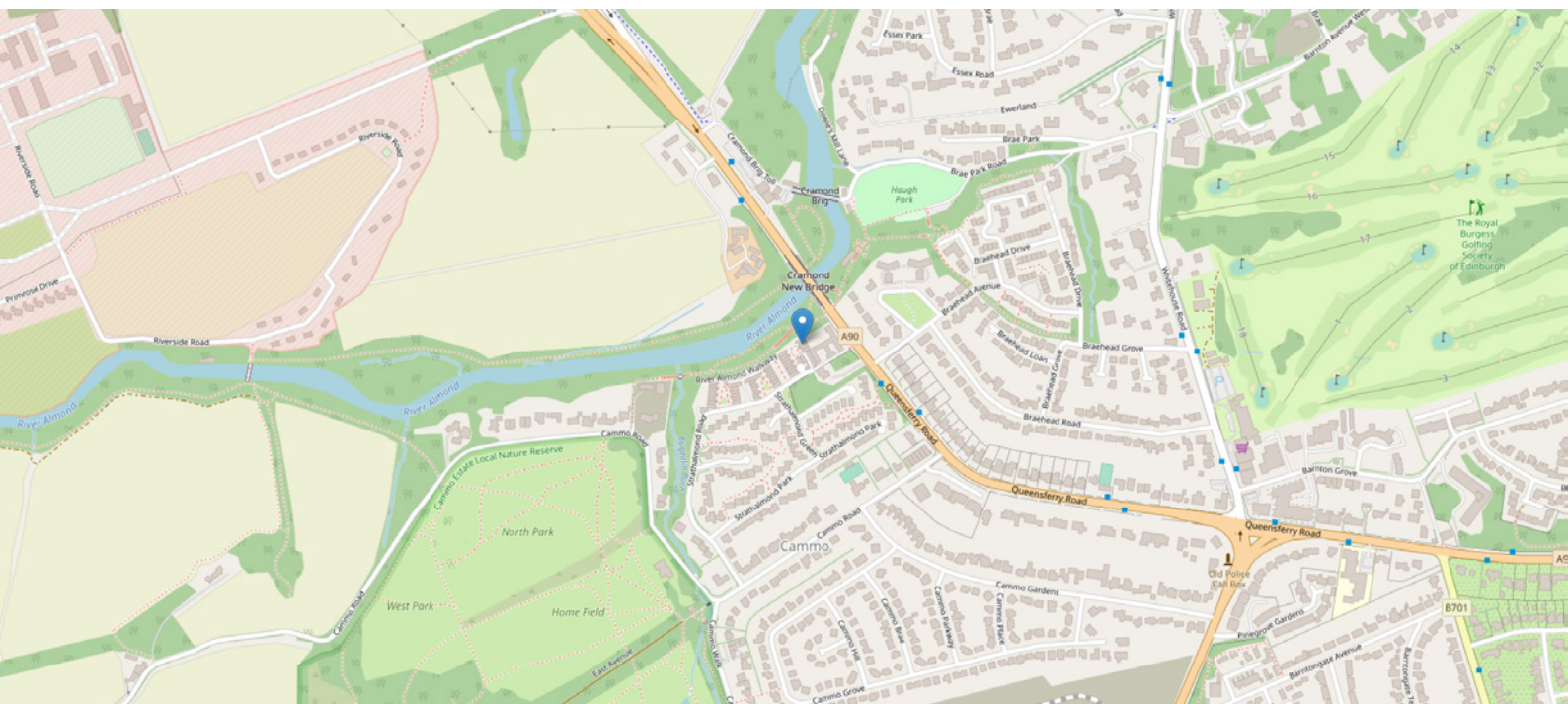


Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	9.41m (30'10") x 4.45m (14'7")
Kitchen	4.31m (14'2") x 2.01m (6'7")
WC	1.48m (4'10") x 0.99m (3'3")
Master Bedroom	3.76m (12'4") x 3.10m (10'2")

Walk-in Wardrobe	2.64m (8'8") x 1.97m (6'6")
Bedroom 2	4.32m (14'2") x 2.33m (7'8")
Bedroom 3	3.27m (10'9") x 2.08m (6'10")
Bathroom	2.55m (8'4") x 1.85m (6'1")

Gross internal floor area (m²): 92m²
EPC Rating: C



THE LOCATION

Cammo is an exclusive residential locale only a few miles north-west of the city centre. The area is well-known for its quiet picturesque setting and is served by excellent local amenities.





These include a selection of everyday shops with further amenities on Queensferry Road and The Gyle Shopping centre. The picturesque near-by village of Cramond offers many pleasant walks along the river Almond, the promenade, Cramond Island and sailing as well as having a number of highly regarded golf courses nearby including Bruntsfield Links, The Royal Burgess and Silverknowes. The property lies within the local catchment area of Cramond Primary School and the Royal High School at secondary level and Edinburgh's private schools situated nearby include Cargilfield Preparatory School, The Mary Erskine School and Stewart's Melville College. The local area has an excellent bus service giving access to Edinburgh's city centre and surrounding areas. The City by-pass and M8 are within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and the central motorway network.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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