

76 Cammo Grove

CAMMO, EDINBURGH, EH4 8HB



This spacious four-bedroom semi-detached house is ideally positioned in Cammo, a sought-after residential area.



0131 524 9797



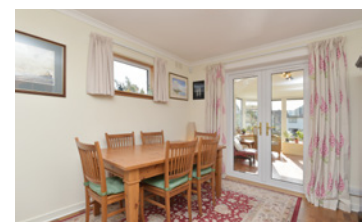
www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this spacious four-bedroom semi-detached house to the market. The property is ideally positioned in Cammo, a sought-after residential area in the catchment area for The Royal High School. Internally the property is presented in good order and benefits from gas central heating, double glazing, a sunroom, an integral garage, two driveways, one with space for two cars in front of the integral garage and one with space for a single car to the left side, and a large south-facing garden.

THE LOUNGE



The accommodation is focused on a large through lounge with doors opening into the rear sunroom. A large picture window helps create a bright and engaging space and there is plenty of floor space for a variety of different furniture arrangements. The proportions on offer will give the new owner plenty of flexibility to create their ideal entertaining space.

THE SUN ROOM



THE KITCHEN



A contemporary kitchen can be accessed from the living room or the main hall. The kitchen boasts a good range of base and wall-mounted units topped with quality stone work surfaces. There is ample prep and storage space for the aspiring chef alongside a range of integrated appliances.

Ground floor accommodation also includes an entrance vestibule, a welcoming entrance hallway, and a ground floor WC.





Climbing the stairs, the first-floor landing gives access to all four bedrooms and the bathroom. Bedroom one is a large dual-aspect bedroom with fitted wardrobes and plenty of space for a full suite of bedroom furniture. Bedroom two is also a large double with dual-aspect and fitted furniture. Bedroom three is a further double bedroom with a built-in single bed that could be easily removed if required and bedroom four is a double with two integrated storage cupboards. The bathroom has ample natural light, a three-piece white suite with a shower over the bath, and partial tiling.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



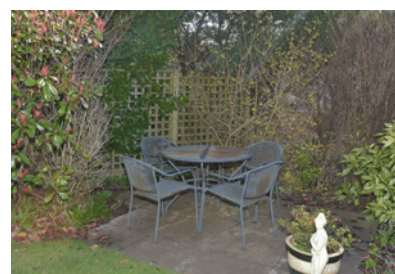
BEDROOM 4



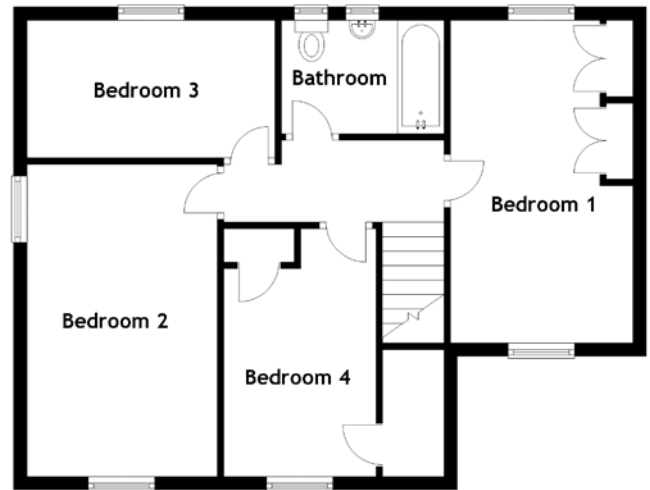
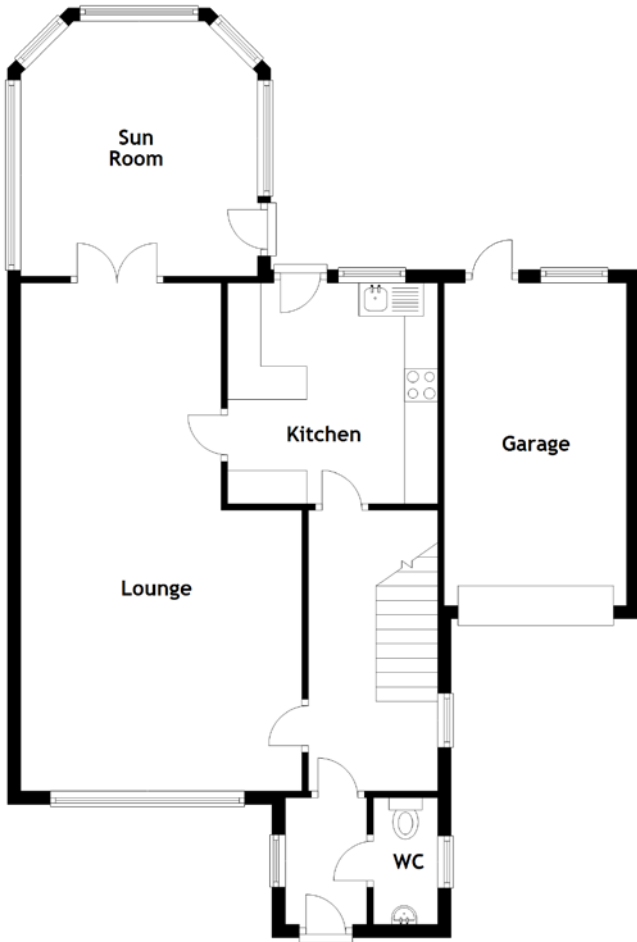
Externally, the property has off-street parking for up to three vehicles including a driveway leading to an integral garage. The front garden is low-maintenance and set behind a mature hedge. There is a large south-facing rear garden that is a wonderful suntrap. The garden boasts several patio areas, established flower beds, and a large manicured lawn.

This is a charming property and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

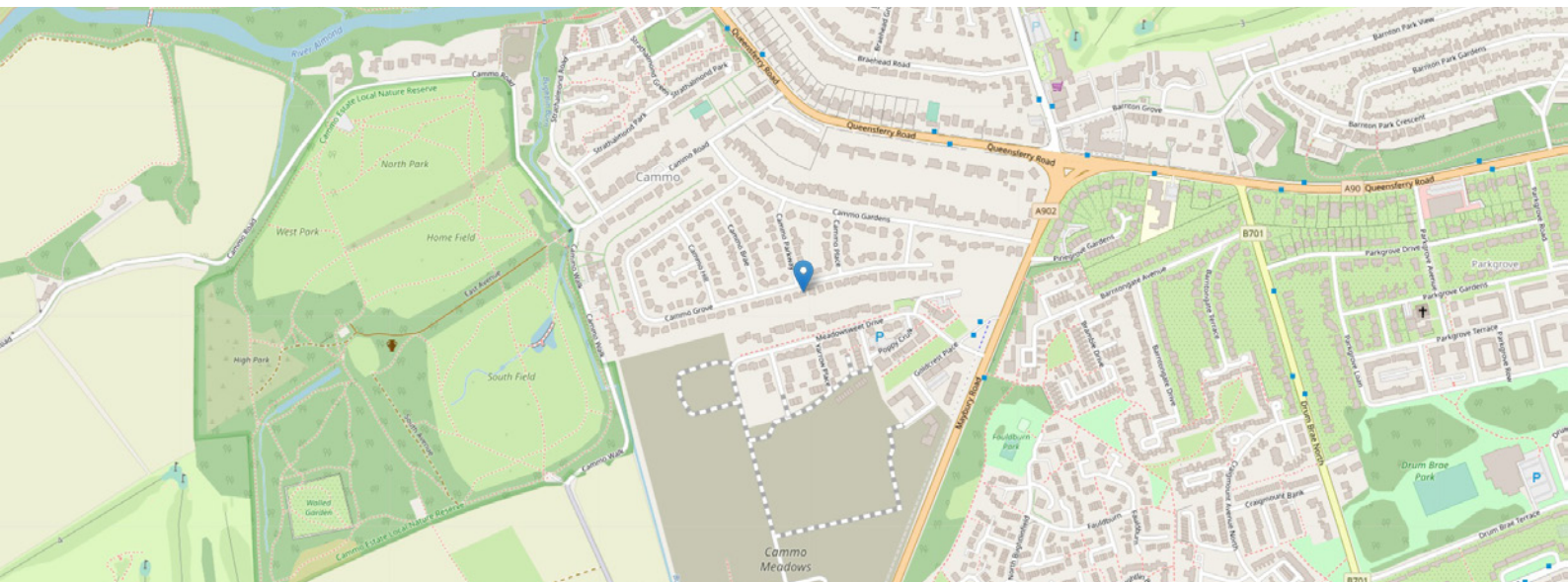


Approximate Dimensions
(Taken from the widest point)

Lounge	7.67m (25'2") x 4.24m (13'11")
Sun Room	3.85m (12'8") x 3.57m (11'9")
Kitchen	3.33m (10'11") x 3.17m (10'5")
WC	1.91m (6'3") x 0.97m (3'2")
Bedroom 1	4.87m (16') x 2.69m (8'10")

Bedroom 2	4.71m (15'5") x 2.87m (9'5")
Bedroom 3	3.74m (12'3") x 2.08m (6'10")
Bedroom 4	3.74m (12'3") x 2.29m (7'6")
Bathroom	2.56m (8'5") x 1.71m (5'7")
Garage	4.87m (16') x 2.75m (9')

Gross internal floor area (m²): 123m²
EPC Rating: D



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 locally with further amenities on Queensferry Road and The Gyle Shopping centre.





The picturesque nearby 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 there are a range of private schools situated nearby including 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.




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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