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Solicitors, Notaries Public
and
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**43 CAMMO GROVE
EDINBURGH, EH4 8HD**

With gardens, a driveway, and a garage, this bright three-bedroom detached property in Edinburgh's sought-after Cammo, offers buyers a fantastic opportunity to create a family home in their own style.

Welcomed by a neat south-facing garden, leading to a driveway and garage, the front door ushers you into a carpeted hallway. To the right, a spacious and light-filled lounge benefits from a large south-facing bay window. Seamlessly connecting to the adjacent dining room, which features sliding patio doors that open to the rear garden—it is ideal for family living, relaxation, and entertaining. Its warm ambience is further enhanced with an Italian toffee brick fireplace. The adjoining kitchen, while in need of some cosmetic upgrades, offers ample space and functionality along with garden access. It showcases oak-effect wall and floor units, a tiled splashback, worktops, and integrated appliances including an induction hob, eye-level grill, and an oven. A useful WC completes the ground floor layout. Upstairs, the bright and airy landing leads to three generously sized and comfortable double bedrooms. They share access to a family bathroom, which, while requiring modernisation, includes a WC, washbasin, and bath with a wall-mounted shower. Externally, the enclosed rear garden is a charming mix of lawn, mature trees, and paved areas, providing an ideal space for outdoor enjoyment.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Three-bedroom detached property
- South-facing lounge
- Versatile and bright dining room with garden access
- Sizeable kitchen leading to the garden
- Three double bedrooms
- Family bathroom and WC
- Front and rear gardens
- Gas central heating
- Part Double glazing
- Alarm system
- Driveway and integral garage Area

Location

Cammo is a sought-after residential area north-west of Edinburgh's city centre. A variety of outdoor amenities and leisure pursuits include the David Lloyd Health Club in Corstorphine, The Royal Burgess Golf Club, and Drumbrae Leisure Centre. Enjoy scenic walks at Cramond Beach, and Corstorphine Hill, as well as at picturesque Lauriston Castle. Local amenities include a Caffè Nero, Tesco Express, a bakery, and a pharmacy at Parkgrove Shopping Centre whilst Davidsons Mains boasts a post office and Tesco amongst other retailers. The Gyle shopping centre with a Marks and Spencer's and Morrison's is a ten-minute drive, as is Craighleith Retail Park which has a large Sainsbury's supermarket. Well-regarded schooling includes Cramond Primary School and The Royal High School, and it is ideally situated for some of Edinburgh's finest private schools including Fettes College, Stewart's Melville College, and The Mary Erskine School. The motorway network including the City Bypass is within easy reach as is Edinburgh International Airport. Regular bus services take you quickly into the city centre.

EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.





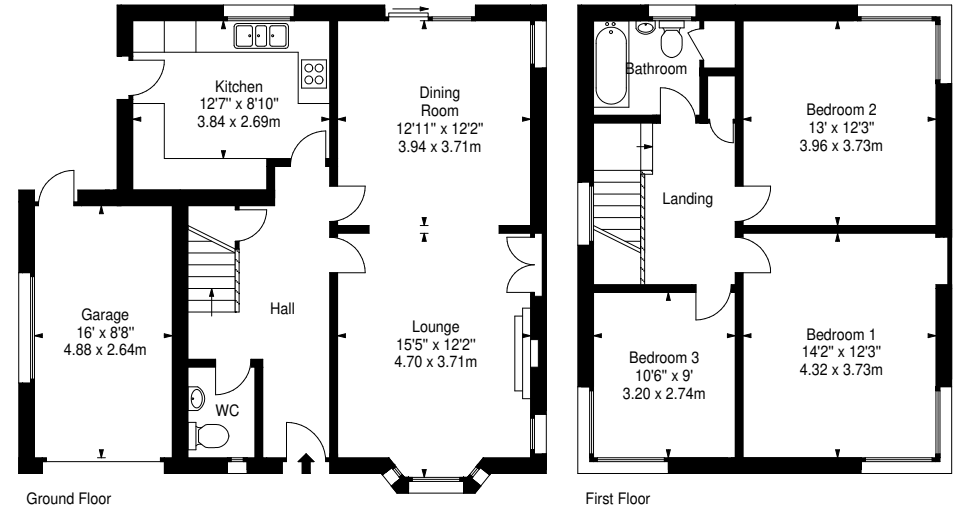
**Cammo Grove,
Edinburgh,
Midlothian, EH4 8HD**



Approx. Gross Internal Area
1257 Sq Ft - 116.78 Sq M
Garage

Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M

For identification only. Not to scale.
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