



Enjoying a peaceful residential setting, this is a most appealing **DETACHED VILLA** with super extension potential and part of this sought after area close to the countryside and seafront on the west side of the city.

Vestibule, Hall, Stunning Open-plan Living space (Lounge/Dining/Kitchen) with doors to garden; Shower room; upstairs to Three good bedrooms & Bathroom. Gas CH. Double Glazing; Garage & lovely gardens.

Viewing: call 07776 198 960 (agent).

Offers Over £510,000

Location

Cammo Hill forms part of a highly desirable, mature residential development situated on the western edge of Edinburgh next to the "village suburb" of Barnton. There are nearby "corner shops" and a bus route passes by only 10mins' walk from the property. A little further, there are supermarket and multi-national outlets at Craigeith and South Gyle, both only a short drive. The city's by-passes are easily accessed leading on to the Motorway network, the Forth Bridge and Edinburgh Airport which is only 10 minutes away. The local schooling is highly regarded: Cramond Primary and the Royal High School both serve the catchment. Leisure pursuits are particularly well catered for too with some lovely, picturesque walks along the river Almond valley & neighbouring Cammo Estate; the quaint Cramond Estuary and seafront has a cafe and the traditional Cramond Inn as well as the promenade along to Silverknowes. Several golf courses and parks are also to hand. The area offers an extremely pleasant lifestyle, almost semi-rural, yet Edinburgh's city centre is a simple 6 mile commute.

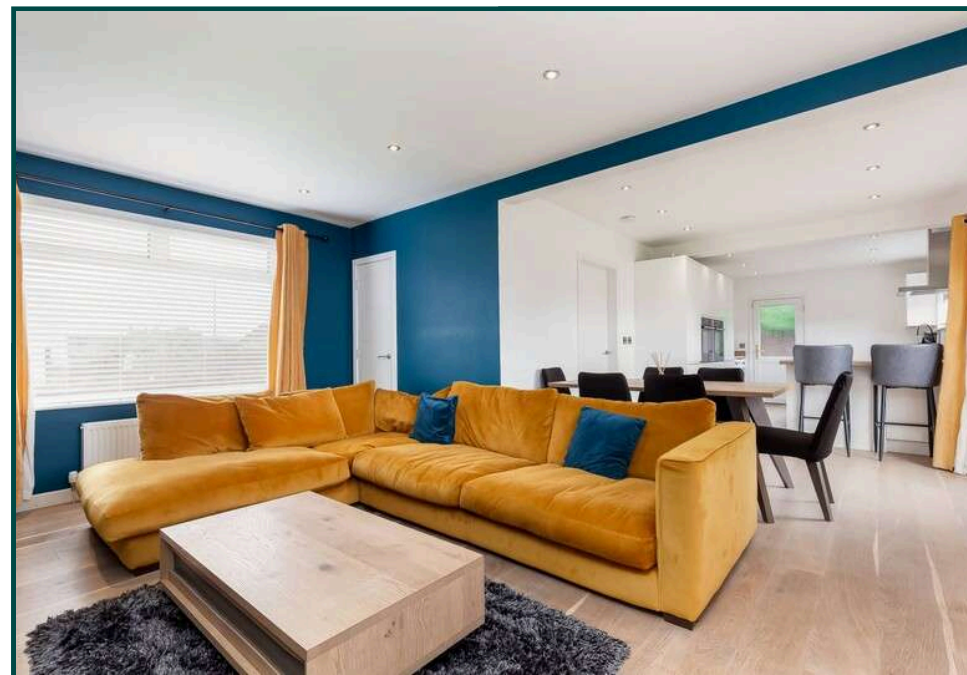
The Property

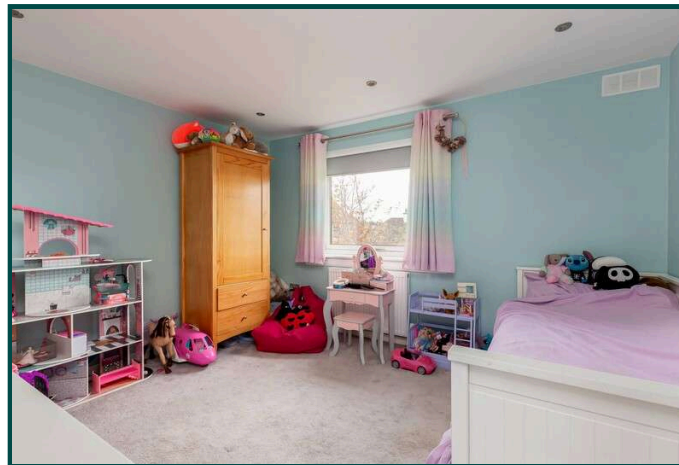
Completed around the 1960's by highly regarded developers, Mactaggart & Mickel this imposing **DETACHED VILLA** lies tucked away in a small cul de sac of only a few homes and sits on a generous plot with a bright sunny exposure. The specification is of a high standard incorporating many special features and finishes resulting in a very comfortable home. Considerable thought has gone into the interior design adopted by the current owners whereby the main public rooms inter-connect creating a real feel of space & light. There is double glazing, gas central heating and a garage. ** the property has excellent extension potential.

Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £520,000

Energy Performance Certificate: Rated "C"



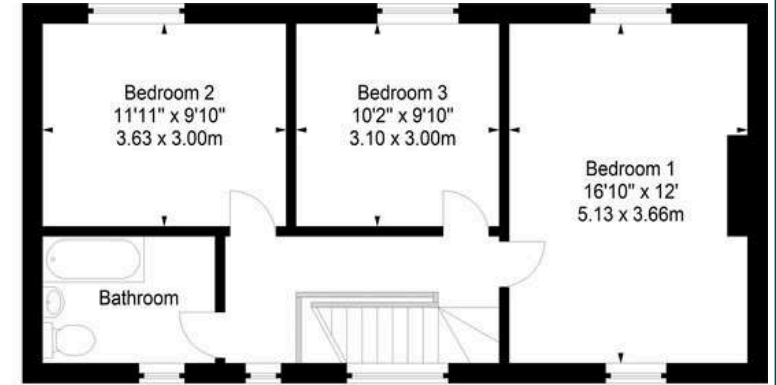
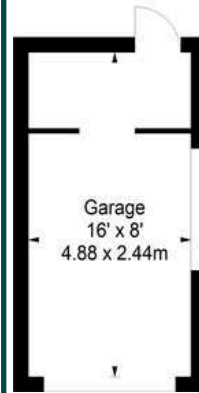




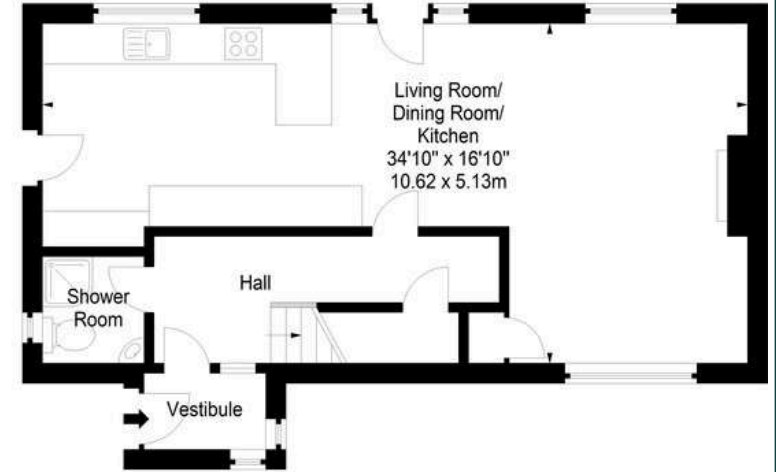
**Cammo Hill,
Edinburgh,
Midlothian, EH4 8EY**



Approx. Gross Internal Area
1190 Sq Ft - 110.55 Sq M
Garage
Approx. Gross Internal Area
128 Sq Ft - 11.89 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Ground Floor

GJ Hunter Solicitors
26 – 28 Meadowbank Terrace Edinburgh EH8 7AS
0131 661 3414

