



A stylish and quietly positioned end-terraced villa in the popular Cammo area of Edinburgh

 2 Bed  2 Bath  1 Reception

A stylish and quietly positioned end-terraced villa in the popular Cammo area of Edinburgh. The property is located to the west of the city centre and with excellent transport links nearby. There are excellent amenities in nearby Barnton and Cramond. The house is situated in an exclusive modern development of five homes within a private gated community. The accommodation is accessed into a stunning hallway with a striking stainless steel and granite staircase linking the two levels. The ground floor has two spacious double bedrooms – both with fitted wardrobes. The bedroom to the rear has an en-suite bathroom and the one to the front benefits from an en-suite shower room. A utility cupboard on this level has a washing machine and a tumble dryer. Upstairs is an impressive sitting and dining room with high ceilings and an abundance of natural light. There is a wood burning stove as a focal point and French doors leading onto a balcony. There is a further balcony off the kitchen and also a WC on this upper level. The kitchen is located off the sitting room and is well equipped with integrated appliances including fridge/freezer, wine fridge, double oven, induction hob and dishwasher. There is also a useful island with quartz work surface offering ample preparation space. Externally, the property benefits from a private patio garden to the rear leading to a shared courtyard garden. To the front is a private garden and opposite is the private car parking space.

Features

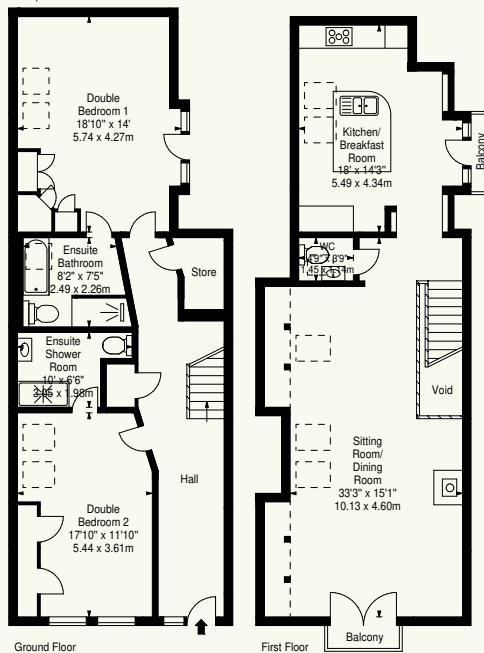
- Unique and stylish end-terraced villa
- Popular Cammo location
- Impressive sitting room with high ceilings
- Modern well-equipped kitchen
- Double bedroom 1 with en-suite bathroom
- Double bedroom 2 with en-suite shower room
- WC
- Utility
- Private garden to the front and rear
- Access to a communal garden
- Gas central heating
- Double glazing
- Private parking
- EPC Rating C

Offers Over £495,000

Kings Lodge,
Cammo Walk,
Edinburgh,
Midlothian, EH4 8AN



Approx. Gross Internal Area
1627 Sq Ft - 151.15 Sq M
For identification only. Not to scale.
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Cammo is a prestigious residential area of the city, bordered by the delightful grounds of Cammo Estate and the River Almond. Historic Cramond is a pleasant stroll along the banks of the river and neighbouring Barnton, which is within a few minutes on foot, offers local shops and services including a post office, a Scotmid, a pharmacy, a Starbucks and a Herringbone restaurant. Similarly, a small retail outlet on Queensferry Road plays host to a Tesco Express, a bakery, a wine merchant, and a pharmacy. There is also a 24 hour Tesco just over the hill in Corstorphine and a Sainsbury's at Craighleith. Local leisure pursuits include a thriving sailing club at Cramond and miles of promenade frequented by walkers, joggers and cyclists. The wonderful open spaces of Cammo Estate are popular with dog walkers, as is historic Dalmeny Estate which boasts stunning shore paths all the way to South Queensferry.

Local Golf Clubs include Bruntsfield, Turnhouse and The Royal Burgess. The Drum Brae Leisure Centre and Swimming Pool is within a few minutes and offers a wide programme of activities for adults and children alike. Nursery through to senior schooling is available within a few minutes on foot and the local schools have an excellent academic reputation (Cramond Primary and The Royal High School). In the private sector Cargilfield Preparatory School, St. George's, Mary Erskine and Stewarts Melville Colleges are all readily accessible. There are frequent bus services into the city centre (approximately 5 miles) and both Maybury Road and Queensferry Road also provide a direct link with the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.