



1/4 Poppy Cruick,
Edinburgh EH4 8FL



Designed for modern living, a beautifully appointed first floor apartment with private balcony enviably situated within the prestigious Cammo Meadows development adjacent to the historic Cammo Estate

 2 Bed  2 Bath  1 Reception

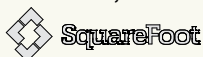
Forming part of the highly sought after Cammo Meadows development bordering the delightful open spaces of historic Cammo Estate, this impressive Cala first floor apartment features the very best in contemporary design and has been further enhanced by the current owner. The hugely impressive open plan living space falls naturally into sitting, dining and kitchen areas. A wall of glass floods the entire room with light and French doors give access to the additional living and entertaining space offered by the private balcony. The stunning kitchen comes complete with Bosch appliances, and a large breakfast bar is perfect for informal dining. The principal bedroom has fitted wardrobes and a superb en-suite shower room, there is a further double bedroom also with fitted storage and an extensively tiled family bathroom with shower over the bath. The laundry cupboard has full height shelving to maximise storage. Karndean flooring, quality carpeting, new soft neutral décor throughout, adjustable mood lighting in the sitting and dining areas and custom fitted blinds all add to the quiet luxury of this stunning home. Additional benefits include a video entry system, double glazing, gas central heating, a lift and a bike store. The development is factored by Ross & Liddell and a monthly payment of around £115 covers buildings insurance and maintenance of the communal areas.

Features

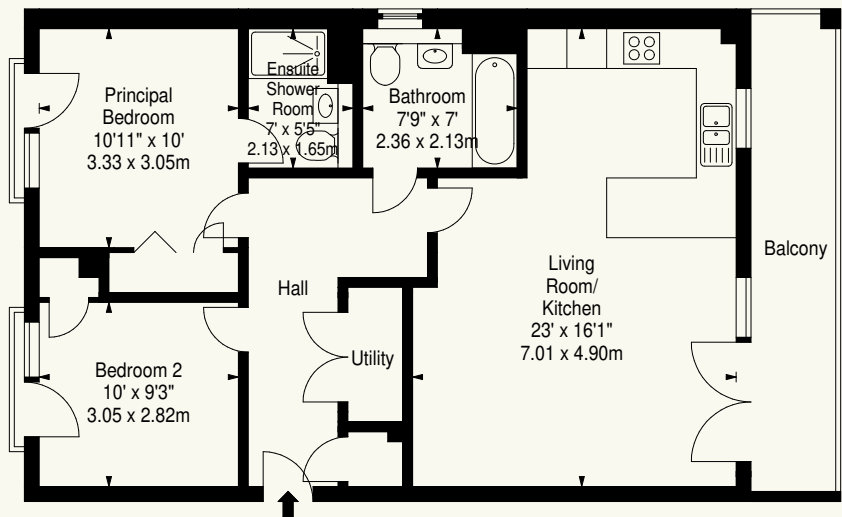
- Welcoming hall with karndean flooring
- Stunning open plan living space with Karndean flooring and access to the balcony
- Superb kitchen area with Bosch appliances and a large breakfast bar
- Principal bedroom with fitted wardrobes and ensuite shower room
- Second double bedroom also with fitted wardrobes
- Striking extensively tiled bathroom with shower
- Laundry cupboard with full height shelving
- Gas central heating
- Double glazing
- Video entry system
- Lift
- Bike store
- Residents' and visitor parking
- Manicured communal grounds
- EPC Rating B

Offers Over £310,000

Poppy Cruick,
Edinburgh,
Midlothian, EH4 8FL



Approx. Gross Internal Area
805 Sq Ft - 74.78 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



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 large branch of 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 10 minutes journey time by express bus, every 20 minutes) 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:

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🌐 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.