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Offers Over

£225,000

25/3 Umbrella Pine Terrace

Cammo | Edinburgh | EH4 8FT

An immaculately presented one bedroom ground floor flat, built by Cala Homes and forming part of the desirable Cammo Meadows development. Ideally positioned close to local amenities, excellent transport links and attractive green spaces, the property offers stylish, low maintenance living and is an appealing choice for first time buyers, professionals and downsizers alike.

-  1 public room
-  1 bedroom
-  1 bathroom
-  Communal gardens
-  Residents parking
-  EPC rating – B
-  Council tax band – E



Description

The property is accessed via an inviting entrance hall featuring useful storage, together with a separate cupboard plumbed for a washing machine. The lounge enjoys plenty of natural light and direct access to the shared garden grounds, while its open plan layout connects seamlessly with a contemporary kitchen fitted with a range of wall and base units with co-ordinated worktops. The double bedroom also opens onto the gardens and has built-in wardrobes. Completing the accommodation is a four piece bathroom with a crisp white suite, including a bath, separate shower cubicle and heated towel rail. Further benefits include a video entry system, gas central heating and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, washer/dryer, and integrated fridge/freezer and dishwasher.

Gardens and Parking

Beautifully maintained landscaped grounds surround the development and there is ample unallocated parking for both residents and visitors alike, plus a shared bike store.

Factoring

The communal areas and grounds are maintained by Ross & Liddell at a cost of approximately £100 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Cammo is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express and post office with the nearby Gyle Shopping Centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the city centre and surrounding areas. The city by-pass linking the national motorway network, Forth Bridges and Edinburgh International Airport is also within easy reach. Excellent schooling at all levels is available locally and a wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the city.



Approx. Gross Internal Floor Area 55 Sq M / 595 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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