



Solicitors & Estate Agents



Offers Over

£305,000

10/3 Firecrest Cruik

Cammo Meadows | Edinburgh | EH4 8GW

Located in the award winning Cammo Meadows development sits this immaculate first floor flat benefiting from private residents' parking and lift access.

-  3 bedrooms
-  1 public rooms
-  2 bathrooms
-  Private residents' parking
-  Well maintained shared grounds
-  EPC rating -B
-  Council tax band- F



Description

Located in the desirable residential area of Cammo, Cammo Meadows is a superb modern development and lies within easy reach of local amenities and excellent transport links in and out of the city. The property is in immaculate move-in condition throughout and offers bright and generously proportioned accommodation complemented by quality fixtures and fittings.

The impressive interior is tastefully presented and comprises – stunning open plan kitchen/sitting/dining room with double doors to a Juliet balcony, principal bedroom with en-suite shower room and built-in wardrobes, double bedroom 2 with built-in wardrobes, bedroom 3 and stylish bathroom. There is excellent storage provision within the property and further benefits include lift access, gas central heating and double glazing.



Extras

All fitted floor coverings, light fittings, hob, oven, extractor hood, microwave, fridge/freezer, dishwasher and washing machine are included in the sale price.

Gardens and Parking

The development is set within well maintained shared grounds where there is ample private residents' parking.

Factor

The development is factored and maintained by Ross and Liddell for an approximate monthly fee of £104 which includes buildings insurance, the upkeep for common areas, hallway cleaning and external window cleaning (usually every other month) in addition to the common areas.

Viewing

By appointment through Neilsons (0131 625 2222).



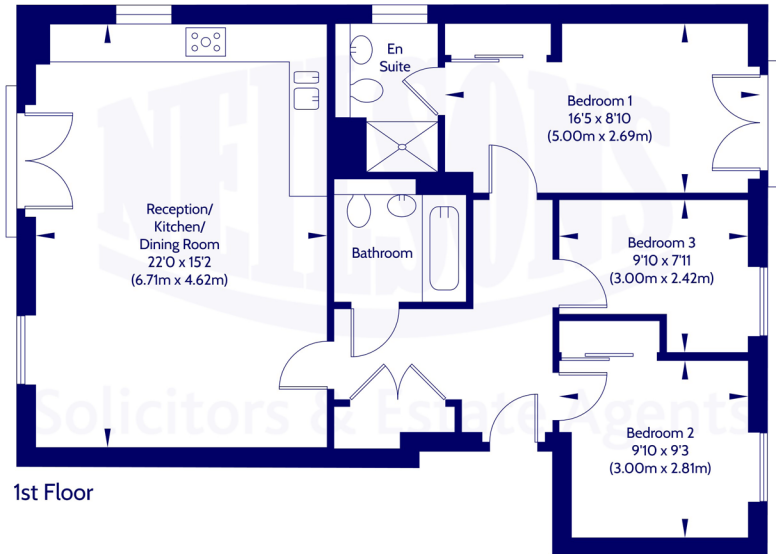


Location

Cammo Meadows sits next to the highly regarded residential district of Cammo which lies to the north-west of Edinburgh city centre, bordered by the River Almond and the Cammo Estate, both offering attractive walking routes and open green space. Local amenities are within easy walking distance including a Scotmid, Tesco Express, pharmacy, bakery, Cook foodstore, Starbucks and Café Nero coffee shops and the highly regarded Herringbone restaurant, with a broader selection of retail and leisure facilities found within a short drive at The Gyle Shopping Centre, Craighleith Retail Park, Hermiston Gait and Corstorphine. The area is particularly convenient for commuters, with regular public transport links to the city centre and surrounding districts. The City Bypass, providing access to the national motorway network, along with the Queensferry Crossing and Edinburgh International Airport, are all easily accessible. Well-regarded schooling is available locally at all levels, with the house falling within the catchment area of The Royal High School. A wide range of leisure and recreational opportunities are nearby, including The Royal Burgess and Bruntsfield golf courses, watersports at Cramond and South Queensferry, coastal walks along the Cramond and Silverknowes foreshore, and the extensive cultural amenities of Edinburgh's galleries, museums, theatres and cinemas.



Approx. Gross Internal Floor Area 81 Sq M / 869 Sq Ft.



1st 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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