



19 FIRECREST CRUIK

Cammo, Edinburgh, EH4 8GR



1

Public Room



2

Bedroom



1

Bathroom

19 FIRECREST CRUIK

Enjoying a sought-after location, this appealing mid-terraced house offers well-planned accommodation over two levels, with private gardens adding valuable outdoor space in Cammo. The ground floor features a comfortable living room flooded with natural light, leading to a contemporary dining kitchen with direct access to the garden. The stylish Shaker kitchen is supplemented by a useful utility room and a separate WC. Upstairs, there are two well-proportioned double bedrooms, both with fitted carpets and twin windows, serviced by a modern bathroom with a shower-over-bath. Double glazing, gas central heating and solar panels enhance the home's practical appeal. Externally the house sits behind a small front garden and enjoys a fully enclosed rear garden, laid to lawn. Residents' parking can be found directly to the front of the house. Extras: All fitted floor & window coverings, light fittings, integrated appliances and some other furniture are included.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary mid-terraced house in Cammo
- Bright, well-kept interiors over two levels
- Entrance hall with stairs
- Comfortable living room with large window
- Contemporary dining kitchen with garden access
- Useful utility room and ground-floor WC
- Two bright and generous double bedrooms
- Modern family bathroom
- Private front and fully enclosed rear garden
- Unrestricted residents' parking
- Double glazing, gas central heating and solar panels
- Asking price - offers over £270,000





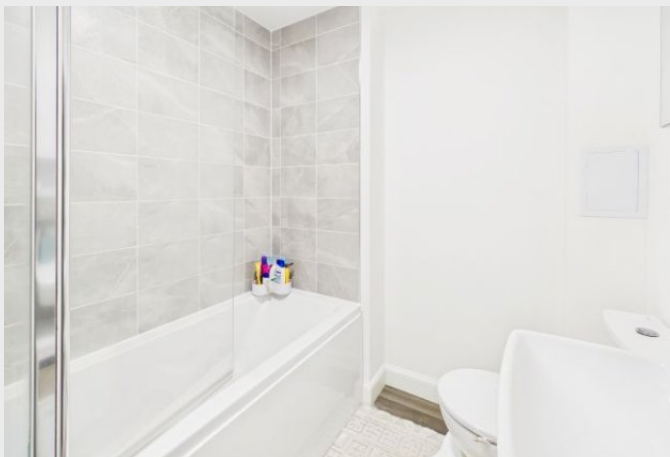


THE BEDROOMS & BATHROOMS



CAMMO, EDINBURGH

Situated approximately five miles west of Edinburgh city centre, the exclusive residential area of Cammo enjoys the best of both worlds: a charming countryside setting with all the benefits of city living. Renowned for its secluded villas and peaceful ambience, the area is served by a fantastic range of local services and amenities, with more extensive shopping facilities provided at Hermiston Gait and the Gyle Shopping Centre just a short drive away. Thanks to its semi-rural location, Cammo offers an abundance of outdoor activities for all the family: from fun days out at Cammo Estate Park and Lauriston Castle to relaxed strolls along the River Almond to quaint Cramond village. Golf enthusiasts have their pick of several prestigious golf clubs nearby, while fitness enthusiasts are also well catered for at Drumbrae Leisure Centre, which boasts a swimming pool, a state-of-the-art gym and a varied programme of fitness classes. Cammo enjoys an outstanding choice of schooling in both the public and private sector. Thanks to its location to the west of Edinburgh, Cammo provides convenient access to Edinburgh City Bypass, Queensferry Crossing, Edinburgh Airport and the M8/M9 motorway network. The area is also served by excellent public transport links into Edinburgh city centre and beyond.



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