



15 MAUSELEY PARK

Cammo, Edinburgh, EH4 8FB



1

Public Room



2

Bedroom



1

Bathroom

15 MAUSELEY PARK

Set within a contemporary development in sought-after Cammo, this well-presented two-bedroom, main-door duplex apartment combines a flexible split-level layout with a private balcony, residents' parking and easy access to west Edinburgh's green space and road links. Entered at lower level, the accommodation is arranged with two double bedrooms, a study and a family bathroom, while upstairs the bright open-plan living/dining room and contemporary kitchen open onto the balcony and create an impressive everyday living space, further supported by a handy utility room and an additional WC. The property also benefits from communal garden grounds and double glazing throughout. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included, plus the white wardrobe in the study and artificial hedge on the balcony are also available for inclusion in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary duplex apartment in sought-after Cammo
- Main-door entrance within a modern development
- Entrance hall with storage
- Bright open-plan living/dining room with balcony access
- Contemporary fitted kitchen with dining space
- Versatile study for home working
- Modern bathroom with overhead shower
- Utility room and guest WC
- Private balcony with seating space
- Communal garden grounds
- Residents' car park







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 plenty of outdoor activities for the whole 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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