

RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/11 White Spruce Bow

Cammo, Edinburgh EH4 8FX

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Welcome to this stunning home located in the highly regarded Cammo Meadows Development, neighbouring prestigious Barnton. Immerse yourself in a tranquil setting next to the Cammo Estate with countryside walks. This exclusive second-floor apartment is part of a modern development that offers resident parking and a beautifully landscaped communal grounds .

Secure entry into an inviting communal foyer, offers the ease of lift access directly to your front door. Upon entering the apartment, you are greeted by a generous hallway laid with warm laminate flooring and ample storage space, setting the tone for this stylish abode. The social heart of this home is a generous south-facing open-plan living area that seamlessly combines dining and cooking spaces. Ideal for entertaining, this versatile layout allows for comfortable lounge furniture alongside an elegant dining setup. The stylish kitchen at the rear boasts sleek cabinetry that provides both functionality and ample worktop space, comes equipped with a full range of appliances—including a fully integrated dishwasher and fridge/freezer. The double bedroom also boasts the south-facing aspect and features built-in wardrobes. Completing the accommodation is a luxurious four-piece bathroom providing a welcome retreat, with separate double shower enclosure. There are two large cupboards in the hall, one can accommodate a washing machine.

Property Summary

- Set in the highly regarded Cammo Meadows Development
- Generous open plan living room, dining & kitchen
- Stylish kitchen
- Generous double bedroom with south-facing aspect
- Luxurious four-piece bathroom
- Residents parking & secure bike store
- Beautifully landscaped grounds
- EPC Rating - B | Council Tax Band - E

Home Report Value - £230,000















Stylish apartment, in sought-after Cammo







Externally, the development benefits from beautifully landscaped grounds with childrens play area, ample resident parking and secure bike store.

The development is maintained by Ross & Liddell; a fee of approx: £133 per month, covers maintaining and cleaning the communal stair, maintaining the grounds, any general repairs and block buildings insurance.

Extras: fitted floors, light fittings, curtains, blinds, and all integrated kitchen appliances, to be included in the sale.

Let us help you find your next

dream property!

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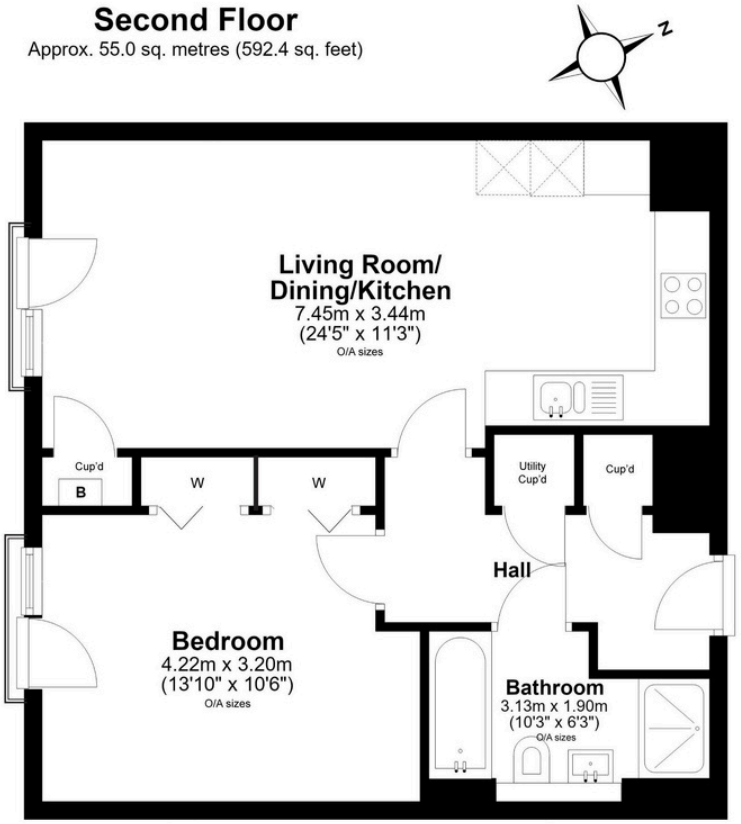
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DISCLAIMER
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor

Approx. 55.0 sq. metres (592.4 sq. feet)









CAMMO TOWER

Location

Cammo neighbours Barnton, both are prestigious and highly sought after residential suburbs, lying approximately 4.5 miles north west of the city centre. Close to open countryside, charming Cramond Village with harbour and beach and a number of parkland, including Cammo Estate and Costorphine Hill, both offering pretty woodland walks. Good local amenities can be found within Barnton itself, along with additional facilities at nearby Davidson Mains. A choice of more extensive shopping can be found at the Gyle shopping centre or Craigleith Retail Park. For those keen golfers there is the renowned Royal Burgess and Bruntsfield Golf Courses. A range of schooling is available, from private through to public, including Cramond Primary and the excellent Royal High Secondary school. The A90 takes you directly to the Forth Road Bridge, with the Maybury Road linking you to the city bypass and Edinburgh International Airport.