



1/4 Poppy Cruick

Cammo, Edinburgh, EH4 8FL

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Part of a prestigious Cala development in sought-after Cammo, this first-floor apartment is an impressive two-bedroom residence which offers stylish contemporary interiors finished to high standards. It is brought to market in true walk-in condition, providing buyers with neutral interiors throughout. The property further boasts sociable open-plan living, a quality kitchen and two bathrooms, and residents' parking.

Reached via a secure telephone-entry system and a shared stairwell, the home's front door opens into an immaculate hall that offers built-in storage before flowing through to the open-plan breakfasting kitchen and living room. The neutral styling of the hall continues here, providing a blank canvas that is easy to personalise. The room spans the entire depth of the property, offering plenty of floorspace for comfy lounge furnishings, whilst an array of windows ensure a light-filled environment. In addition, French doors extend the space out onto a long private balcony that is sheltered. Meanwhile, the breakfasting kitchen sports generous worksurface space and well-appointed cabinet storage. It has a modern design and on-trend colour palette; plus, it features a neat breakfast bar and seamlessly integrated appliances (induction hob, eye-level oven, fridge/freezer, and dishwasher). A utility cupboard in the hall provides a discreet setting for laundry.

Features

- A contemporary first-floor apartment
- Part of a prestigious Cala development
- Picturesque setting in sought-after Cammo
- High-end neutral interiors throughout
- Hall with storage and utility cupboard
- Open-plan breakfasting kitchen/living room
- Modern, well-appointed kitchen design
- Long private balcony that is sheltered
- Two double bedrooms with Juliet balconies
- Premium 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Landscaped communal garden
- Ample residents' parking
- Gas central heating and double glazing
- EPC Rating - B





“Brought to market in true walk-in condition, providing buyers with neutral interiors throughout”







On the opposite side of the hall, the two double bedrooms both mirror the living area's neutral palette, whilst adding plush carpeting for optimal comfort. The two rooms also feature Juliet balconies to enhance an airy ambience. The principal bedroom further boasts a built-in wardrobe and a premium en-suite shower room with attractive tile work. The second bedroom, on the other hand, has built-in storage, and is currently arranged as a home office, showcasing the versatility of the property. A family bathroom, with a similar high-end aesthetic as the en-suite, completes the accommodation. It is comprised of a storage-set washbasin, a hidden-cistern toilet, a towel radiator, and a bath with a handheld shower. Gas central heating and double glazing ensure year-round comfort.

Outside, there is ample residents' parking and a beautiful communal garden, which has a manicured lawn and children's play equipment.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washer/dryer to be included in the sale.

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.

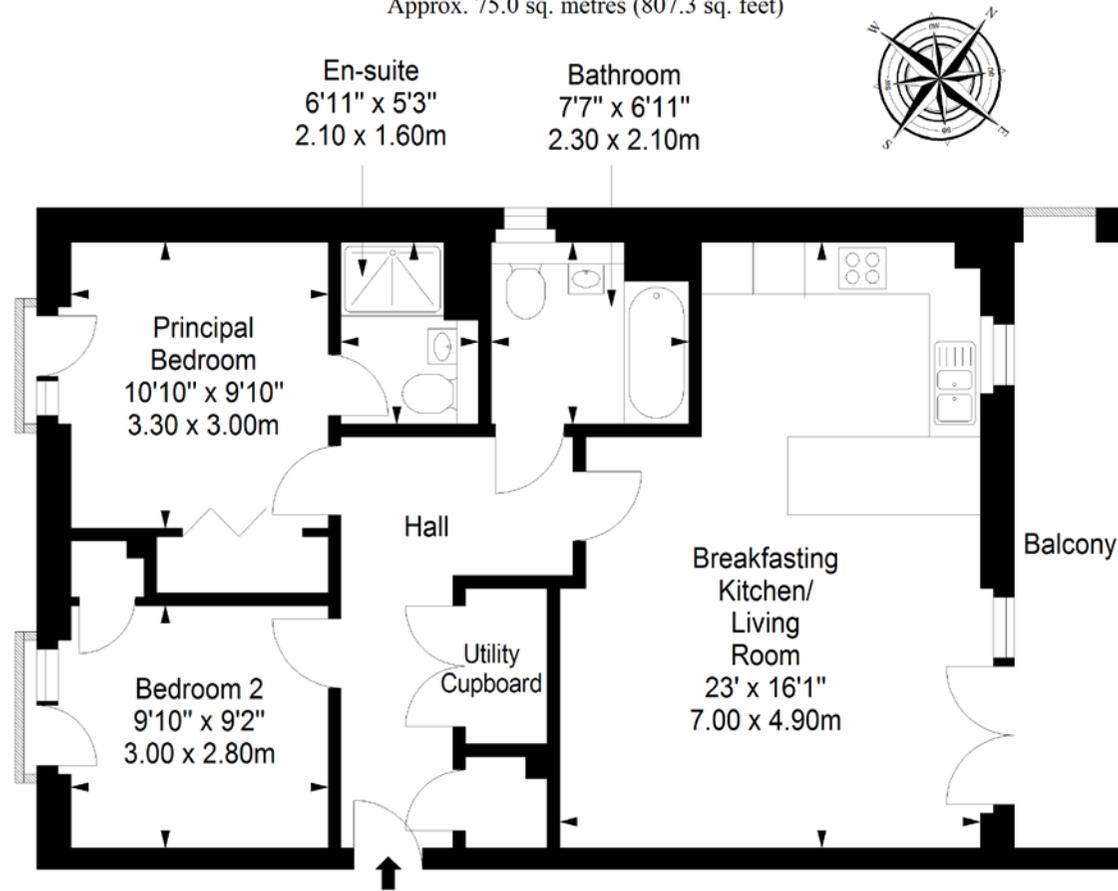




Floorplan

First Floor

Approx. 75.0 sq. metres (807.3 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

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DISCLAIMER

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