



lindsays

1/1 White Spruce Bow
Cammo, EH4 8FX

"A superb two bedroom ground floor apartment enviably located in Cala's Cammo Meadows development"

- Stunning leafy setting adjacent to Cammo Estate
- Hall
- Spacious dual aspect sitting/diningroom with access to a private terrace
- Contemporary kitchen/breakfastroom with integrated Bosch appliances
- Laundry cupboard
- Master bedroom with fitted wardrobes and en-suite showerroom
- Second double bedroom
- Stylish bathroom
- Gas central heating
- Double glazing
- Secure door entry system
- Beautiful landscaped grounds
- Ample residents' and visitor parking

EPC Rating B

FIXED PRICE £320,000



Description

Forming part of an exclusive Cala development, this contemporary ground floor flat enjoys a lovely open aspect to the landscaped grounds of the development and to woodland beyond. The flat comes complete with a private terrace and offers beautifully appointed accommodation extending to around 799 square feet. A wall of glass in the sitting/diningroom floods the room with light and gives access to the terrace. The superb kitchen/breakfastroom is both stylish and practical and comes complete with integrated Bosch appliances. There are two generous double bedrooms (one with en-suite showerroom) and an extensively tiled family bathroom. Additional benefits include a secure door entry system, gas central heating and double glazing. There is ample visitor and residents' parking to the rear of the property.

Area

Cammo is a prestigious residential area of the city, bordered by the delightful grounds of Cammo Estate and the River Almond. Historic Cramond is a pleasant stroll along the banks of the river and neighbouring Barnton, which is within a few minutes on foot, offers a wealth of local shops and services including a bank, a post office, a Sainsbury local, a Scotmid, a hairdresser, cafe and a pharmacy. Similarly, a small retail outlet on Queensferry Road plays host to a Tesco Express, a bakers, a wine merchant, and a restaurant. There is also a 24 hour Tesco just over the hill in Corstorphine and a Sainsbury's at Craighleith. Local leisure pursuits include a thriving sailing club at Cramond and miles of promenade frequented by walkers, joggers and cyclists. The wonderful open spaces of Cammo Estate are popular with dog walkers, as is historic Dalmeny Estate which boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Turnhouse and The Royal Burgess. The Drum Brae Leisure Centre and Swimming Pool is within a few minutes and offers a wide programme of activities for adults and children alike. Nursery through to senior schooling is available within a few minutes on foot and the local schools have an excellent academic reputation (Cramond Primary and The Royal High School). There are frequent bus services into the city centre (approximately 5 miles) and Maybury Road also provides a direct link with the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Forth Bridges.

Viewing

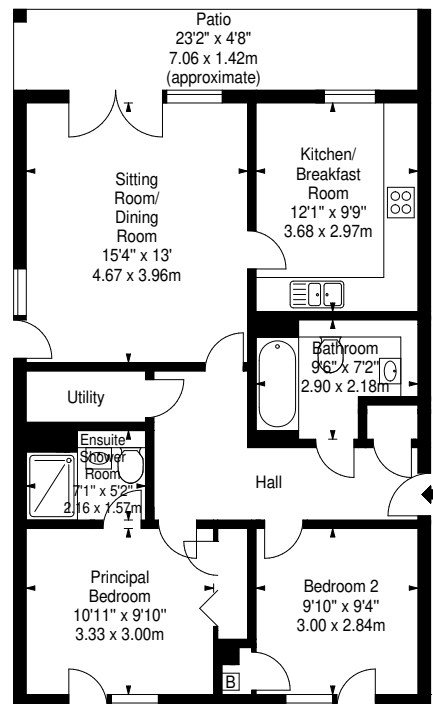
by appointment contact Lindsays on 0131 229 4040



**White Spruce Bow,
Edinburgh, EH4 8FX**



Approx. Gross Internal Area
799 Sq Ft - 74.23 Sq M
For identification only. Not to scale.
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Ground Floor

T: 0131 229 4040 **E:** edinburghproperty@lindsays.co.uk **W:** property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.