










Offers Over

£575,000

53 Meadowsweet Drive

Cammo | Edinburgh | EH4 8FD

A fantastic opportunity has arisen to purchase this impressive, truly stunning detached house with private gardens, driveway and garage, situated in the desired Cammo area within the prestigious new Cammo Meadows estate. The beautiful home is part of the David Wilson Homes development and would undoubtedly appeal to growing families. Early viewing is highly recommended.

-  4 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band – G



Description

In brief the beautiful accommodation comprises; welcoming entrance hallway with useful storage, light and airy reception room with contemporary electric fireplace, stunning fitted kitchen/dining/second family room with French doors to rear garden, utility room off it and WC. Finally, the upstairs accommodation comprises; spacious upper landing with hatch to partially floored attic, two well proportioned double bedrooms with fitted wardrobes and stylish en-suite showers, two further good sized double bedrooms with fitted wardrobes, and modern bathroom with three piece suite and shower over head. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and curtains will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies a well maintained garden together with a driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

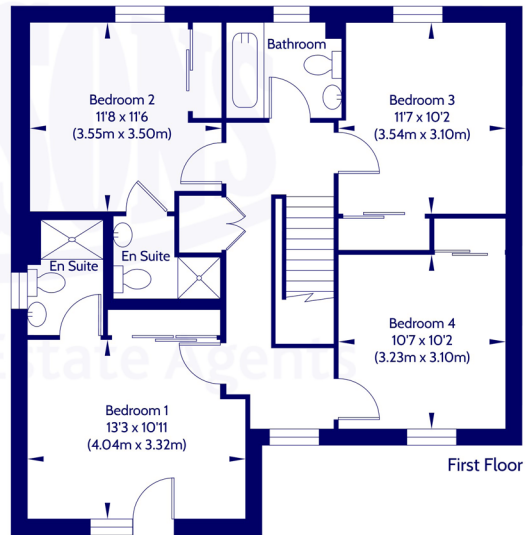
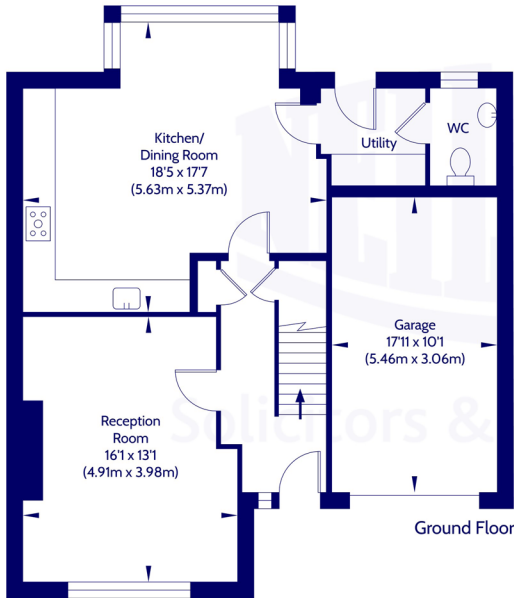
Situated in a modern residential development in the highly desirable district of Cammo, the property is in an ideal location for family life. Cammo is bordered by the delightful River Almond and The Cammo Estate, where wonderful walks can be enjoyed. The area is well served by local retailers including a Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craighleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally and a wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City.



Approx. Internal Area 131.93 Sq M / 1421 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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