



13 Cammo Road,
Edinburgh
EH4 8EF



Home Report
Value: £675,000



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Cammo Road,
Cammo



accommodation

- Reception Hall
- Bay windowed sitting room with feature fireplace
- Bay windowed dining room
- Family room with French doors to the rear garden
- Fitted kitchen
- Conservatory
- 4 Bedrooms
- Bathroom
- Shower room
- Garage & gravel driveway

description

A fantastic, detached family home set in one of the Edinburgh's most desirable neighbourhoods, complete with a sunny south facing garden, gravel driveway and single garage. Inside, the layout offers great space and flexibility, with an inviting entrance hall, two bright bay windowed public rooms, a cosy family room, a fitted kitchen, a light filled conservatory, four bedrooms, a family bathroom and a separate shower room.

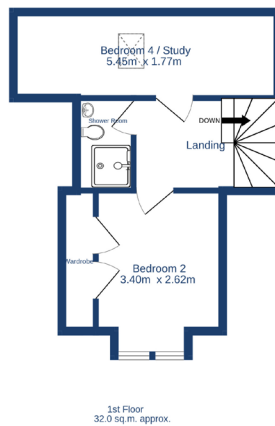
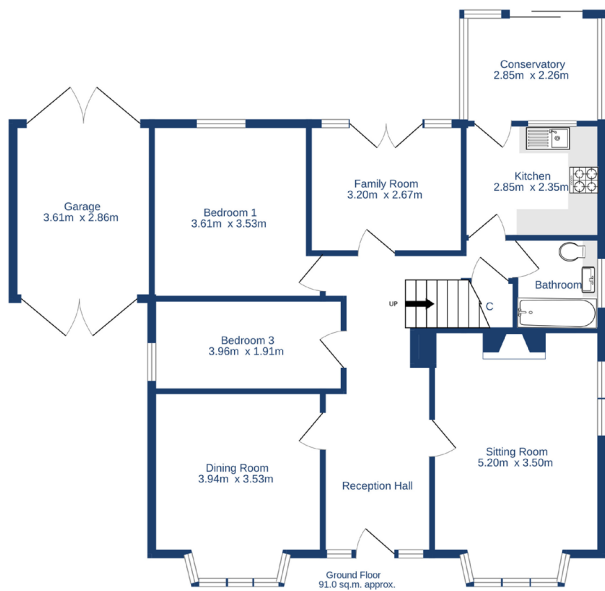
The generous rear garden is a real highlight—south facing, mainly laid to lawn, and finished with patio areas and a raised sun deck that's perfect for relaxing or entertaining. A gravel driveway provides off street parking for multiple vehicles and leads to a single garage with double doors at both the front and rear for easy access.

The home benefits from gas central heating and double glazing. While it would now welcome some modernisation, it offers superb potential for extending or reworking the layout to suit your needs (subject to the usual consents). Viewing is highly recommended to appreciate everything this property has to offer.

additional information

Items to be included in the price:
Fitted flooring, ceiling light fittings, oven, hob, extractor, dishwasher, garden shed





TOTAL FLOOR AREA : 123.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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