



32 Mauseley Park
Edinburgh
EH4 8FB



Home Report
Value:£450,000



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Mauseley Park,
Cammo





description

A sleek and contemporary townhouse in a vibrant new development on Edinburgh’s western edge, perfectly positioned for effortless access to Edinburgh’s city centre, Edinburgh Airport, the Queensferry Crossing and Scotland’s central motorway network. Built by David Wilson Homes in 2023, this immaculate terraced property is presented in true turnkey condition—ready to move into with absolute ease.

Arranged over three stylish levels, the ground floor features a welcoming reception hall with modern feature wall panelling and generous storage, a bright and elegant sitting/dining room with French doors opening onto the south-facing garden, and a striking fitted kitchen with generous cupboard space, complete with integrated appliances and Silestone quartz worktops. A convenient WC completes this level.

The first floor offers two spacious double bedrooms—one currently used as a relaxed family room and an additional WC. The top floor hosts the impressive principal bedroom with fitted wardrobes and a contemporary en-suite shower room, a further double bedroom with fitted wardrobes, and the sleek family bathroom. The attic is also fully floored for further storage.

Outside, the enclosed south-facing garden enjoys all-day sunshine and has been thoughtfully landscaped with a lawn and patio area, ideal for outdoor dining and entertaining. The property further benefits from gas central heating, double glazing, and residents parking to the side and rear.

This is a beautifully finished, modern family home offering exceptional comfort, style and convenience - early viewing is strongly recommended to fully appreciate its quality.

accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Master bedroom with en suite shower room & fitted ward- robes
- Three further double bedrooms
- Family bathroom
- 2 WC’s



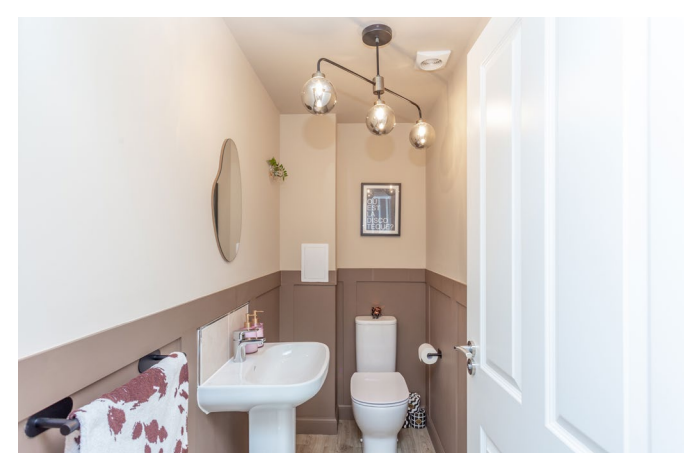
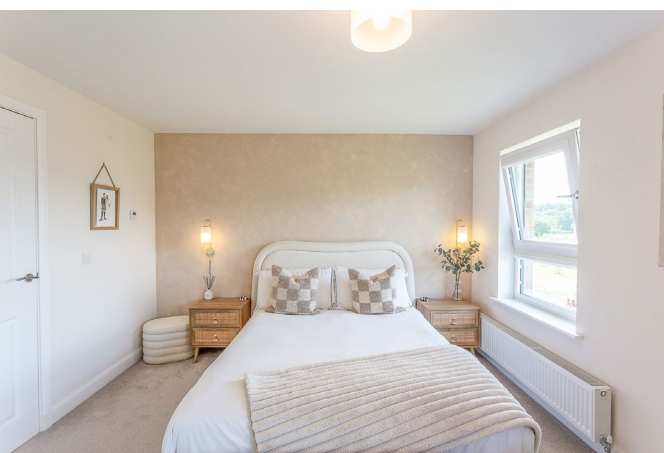
additional information

Items to be included in the price

Fitted flooring, ceiling light fittings (excluding sittingrm), blinds, integrated kitchen appliances (double oven, gas hob, dishwasher, fridge/freezer) and the washing machine/ tumble dryer. Other items of furniture may be available by negotiation.

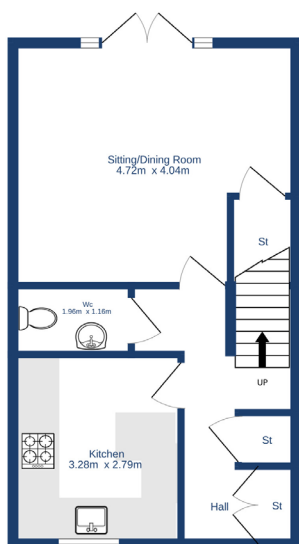
NB. The cat proofing in the garden is specifically excluded from the sale and will be removed prior to completion.

The development is managed by Ross & Liddell and a payment of approx. £250 per year, covers the maintenance of the communal grounds in the development and the children’s play area.

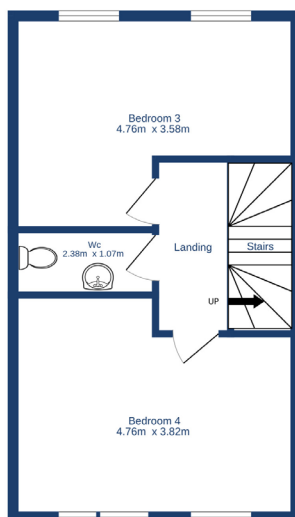




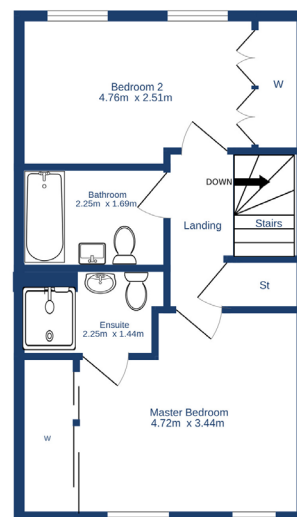
Ground Floor
41.0 sq.m. approx.



1st Floor
41.0 sq.m. approx.



2nd Floor
41.0 sq.m. approx.



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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