



3 East Camus Place
Edinburgh
EH10 6QZ



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Detached Bungalow



accommodation

- Entrance vestibule & hall
- Bay windowed sitting room
- Bay windowed dining room
- Fitted kitchen
- Four bedrooms
- Bathroom
- Single garage with power

features

- Driveway for multiple vehicles
- Mature gardens
- External store
- Gas central heating
- Double glazing
- Quiet location
- Excellent storage throughout

description

Fabulous detached bungalow, in a quiet location, just a few minutes drive from the City By-pass ensuring easy access across the Central Belt. Locally there is an abundance of local shops and services, as well as schools (from nursery through to senior level) and leisure facilities. The accommodation comprises entrance hall, bay windowed sitting room, bay windowed dining room with door to the rear garden, fitted kitchen with door to the side porch, bay windowed master bedroom with wardrobes and press cupboard, bedroom 2 and bathroom with white 4 piece suite. On the upper floor there is bedroom 3 with eaves storage and dormer window to the side, bedroom 4/study with eaves storage and dormer window to the side and two further large storage cupboards. There is a single garage with power and electric up and over door located to the rear, at the end of a driveway providing off street parking for multiple vehicles.



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Home Report
Value: £525,000

Overall, this is a fabulous family home which would now benefit from some modernisation, but offers exceptional potential to create a wonderful home, and early viewing is highly recommended.

Items to be included in the sale price:
Fitted flooring, ceiling light fittings, wardrobes in bed 1, kitchen appliances (incl new cooker, dishwasher, washing machine and fridge/freezer). Ceiling light fittings, pulley, tumble dryer & fridge/freezer in the garage, greenhouse and garden shed.






A large, open garden area with a green lawn. In the background, there is a wooden fence and a tall, thin structure, possibly a chimney or a tower. The sky is overcast.

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