



21 Lennymuir, Edinburgh, EH12 0AP

Light, Beautifully Presented & Spacious, Two-Bedroom, End-Terrace House, with Gardens & Driveway

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Property Description

Light, beautifully presented and spacious, two-bedroom, end-terrace house, with gardens and a driveway. Located in a quiet, niche residential cul-de-sac, in the Cammo area, west of Edinburgh city centre.

Comprises a living room, dining/kitchen, conservatory, two double bedrooms, a family bathroom and a flexible semi-converted loft.

Highlights include a luxury integrated kitchen and stylish bathroom, quality flooring and contemporary lighting. In addition, there is a central heating, double glazing, good storage provision and light neutral decor throughout.

The generous plot includes a large lawn and a wood-decked patio, while the front features a further lawn, patio, and a multi-vehicle driveway.

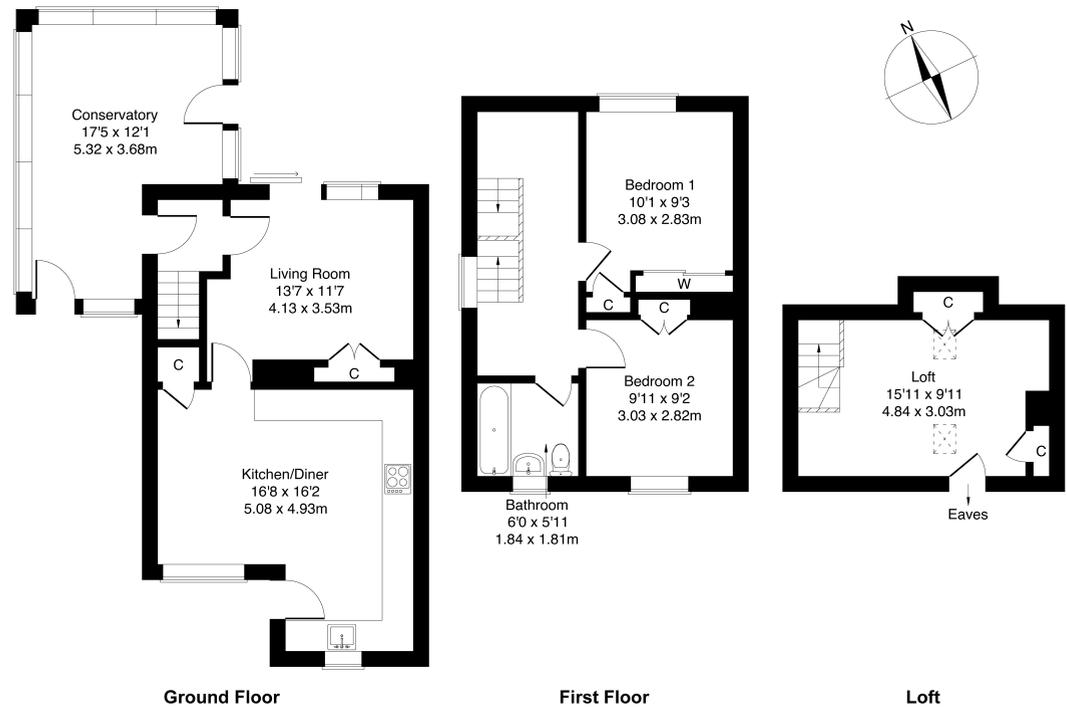
The welcoming entrance provides direct access to a spacious kitchen/dining area, with the property further benefiting from excellent storage throughout. The well-appointed kitchen features tiled flooring, stone-effect worktops, a wood-effect splashback, and contemporary spotlighting. Additional highlights include a wine fridge, a built-in storage cupboard, and a sink with a drainer. Integrated appliances comprise a fridge/freezer, microwave, washing machine, dishwasher, oven, and an electric hob with canopy hood above, with all appliances, apart from the fridge/freezer, by AEG. The bright and comfortable living room is finished with wood-effect flooring and offers a central light fitting, a wall-mounted TV point, and a useful built-in storage cupboard. Sliding doors provide seamless access to the rear garden. From here, the generously sized conservatory features tiled flooring and multiple access points to the garden, including a decked seating area, ideal for indoor-outdoor living.

On the first floor, the principal bedroom is well-proportioned and benefits from carpeted flooring, a mirrored sliding-door wardrobe, a built-in storage cupboard, and a central light fitting. A second bedroom, also carpeted, includes its own built-in storage. Completing this level is a stylish, modern three-piece bathroom, finished with tiled flooring, spotlighting, a tiled splashback surround, a rainfall shower over the bath, and a ladder-style radiator. Continuing up from the spotlighted hallway, the loft space offers a versatile area enhanced by Velux windows, spotlighting, and two separate built-in storage cupboards.



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Approximate Gross Internal Area: (1141 sq ft - 106 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Cammo is a highly sought-after location offering good local shopping in Barnton, with supermarkets available in Corstorphine and Craighleith Retail Park. For more extensive retail options, residents can visit The Gyle Shopping Centre and Hermiston Gait Retail Park. The area benefits from well-regarded schooling options, including The Royal High School and St Augustine's High School, while the local catchment high school is Craigmount High School. The area has also been further enhanced by recent developments, including the addition of the brand-new Maybury Primary School,

making it an increasingly attractive choice for families. Recreational facilities nearby include Drumbrae Leisure Centre, the exclusive David Lloyd Gym, Corstorphine Hill, Edinburgh Zoo, various sports clubs, golf courses, Cramond Shore, the River Almond and the beautiful Cammo Estate country park. This west-of-city location provides quick access to the city bypass and the motorway network, making travel to Edinburgh Airport and the Forth Crossing straightforward.





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