



## Flat 9, 2 Firecrest Way, Edinburgh, EH4 8GP

Immaculate Presented, Two-Bedroom, Third (Top) Floor Apartment with Balcony

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# Property Description

Immaculately presented, two-bedroom, third (top) floor corner aspect apartment, with a balcony and open views. Set in an exclusive Cammo Meadows residential development, in the sought-after Cammo area, west of Edinburgh centre.

Comprises an entrance hallway, open-plan living/dining/kitchen with a private balcony, two double bedrooms, utility/store, and a bathroom.

Highlights include an upgraded integrated kitchen with a breakfast bar, extensive Amtico flooring, and a stylish fitted bathroom with a separate shower cubicle.

In addition, there is gas central heating, double glazing, and good storage provision including a utility cupboard and bedroom wardrobes.

The development also provides an extensive shared landscaped ground, a secured video entry system, lift service, residential parking and EV points.

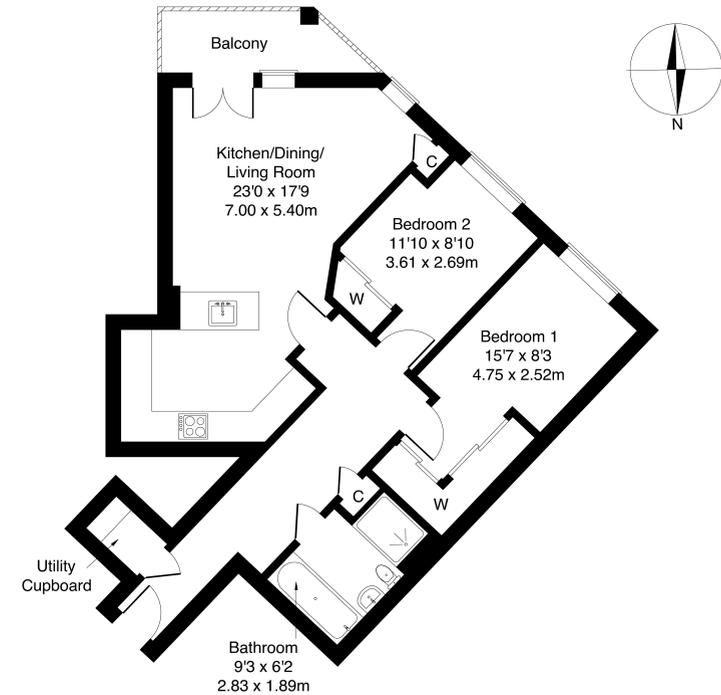
A welcoming reception hall gives access throughout and features a built-in storage cupboard, a utility store housing a washing machine and worktop, and a secured entry system. Quality Amtico flooring continues from the hall into the open-plan living space, enjoying a dual aspect and a private balcony, offering superb views and plentiful natural light. The lounge also features a pendant light fitting and a built-in cupboard; whilst a stylish kitchen features spot lighting, modern units, contemporary stone-effect worktops and a breakfast bar with matching up-stands, unit and kick plate feature lighting, a sink with drainer; and an integrated fridge/freezer, dishwasher, double eye-level oven and an induction hob.

Two tastefully finished double bedrooms include carpeted flooring, built-in mirrored wardrobes, and pendant light fittings. Completing the accommodation, set internally off the hall, a family-size bathroom has a modern suite including a separate integrated shower cubicle and bathtub, a ladder-style radiator, a shaver point, and recessed spot lighting.

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Approximate Gross Internal Area: (743 sq ft - 69 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 area, with good local shopping at Barnton and supermarkets in Corstorphine and Craighleith retail park, with further extensive retail shopping to be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. Well-regarded local schooling is available including The Royal High and St. Augustine's. Recreational facilities within the area include the Drumrae

Leisure Centre, the exclusive David Lloyd Gym, the Corstorphine Hill, Edinburgh Zoo, sports clubs, golf courses, Craigmyle, the River Almond, and the delightful Cammo Estate country park. This west-of-city location allows for particularly quick access to the city bypass and further onto the motorway network to Edinburgh Airport and the Forth crossing.





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