



89 Strathalmond Road, Cammo, Edinburgh, EH4 8HP

Immaculately Presented, Two-Bedroom, Mid-Terraced, Steading Conversion

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Property Description

Immaculately presented, two-bedroom, mid-terrace, steading conversion with allocated parking, forming part of an exclusive, factored, residential development. Located in the desirable Cammo area, just off Queensferry Road, to the west of Edinburgh city centre.

Comprises a porch, an open plan living/dining room and kitchen, a utility room, two double bedrooms, one en-suite bathroom, one en-suite shower room and a separate, ground-floor shower room.

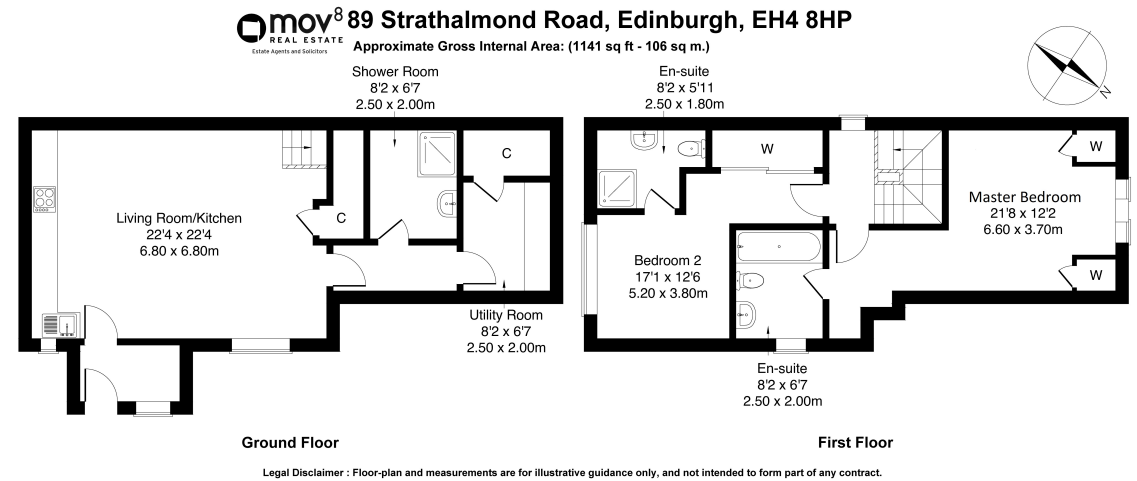
Highlights include a high-spec kitchen, with integrated appliances, stylish, contemporary bathroom suites and hardwood flooring throughout the ground floor. In addition, there is excellent, integrated storage, including fitted wardrobes and a loft, multiple TV media points, gas central heating and double glazing.

Externally, there is a shared courtyard, with an allocated parking space and visitor parking, as well as an enclosed, shared garden to the rear.

A bright entrance porch, with space for outerwear, opens into a spacious, open-plan area, including built-in storage and finished with light, neutral decor and solid wood flooring. A versatile floorplan offers flexibility for both lounge and dining furniture, whilst a kitchen is fitted with contemporary units, high-quality worktops and stylish, splashback tiling. Integrated appliances include an oven, a microwave, an induction hob, a concealed extractor fan, a fridge/freezer and a dishwasher. Accessed from the living space, a hallway leads to a utility room, fitted with further units and including a freestanding washing machine, and also to a good-sized shower room.

Upstairs, accessed from a naturally lit landing, with storage, are two well-proportioned, double bedrooms. Both tastefully presented rooms continue the light, airy decor of the living space and, whilst the main bedroom includes a stylish, en-suite bathroom, the second bedroom is accompanied by a modern, en-suite shower room.

A 360 Virtual Tour is available online.



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 Drumbrae

Leisure Centre, the exclusive David Lloyd Gym, the Corstorphine Hill, Edinburgh Zoo, sports clubs, golf courses, Cramond Shore, 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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