



89 Strathalmond Road, Cammo, Edinburgh, EH4 8HP

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

Up to date price and viewing info at mov8realestate.com/property



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.

mov⁸ 89 Strathalmond Road, Edinburgh, EH4 8HP Approximate Gross Internal Area: (1141 sq ft - 106 sq m.) Shower Room 8'2 x 6'7 8'2 x 5'11 2.50 x 2.00m 2.50 x 1.80m Master Bedroom 21'8 x 12'2 Living Room/Kitchen 6 60 x 3 70m 22'4 x 22'4 680 x 680m Bedroom 2 17'1 x 12'6 5 20 x 3 80m Utility Room 8'2 x 6'7 2.50 x 2.00m Ground Floor First Floor

: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any co

Area Description

Cammo is a highly sought-after area, with good local shopping at Barnton and supermarkets in Corstorphine and Craigleith 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

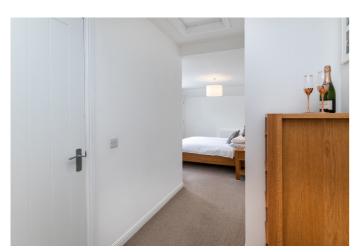
Leisure Centre, the exclusive David Lloyd Gym, the Corstorphine Hill, Edinburgh Zoo, sports clubs, golf courses, Cramond Shore, the River Almond, and the delightful Cammo Estate country park. This west-of-city location allows for particularly quick access to the city bypass and further onto the motorway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

A 360 Virtual Tour is available online.

























Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.