



19 Lennymuir, Edinburgh, EH12 0AP

Beautifully Presented & Spacious, Two-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Beautifully presented and spacious, two-bedroom, mid-terrace house, with front and rear gardens, and open first-floor views. Nestled in a peaceful residential cul-de-sac in the sought-after Cammo area, west of Edinburgh city centre.

Comprises a living room, dining/kitchen, sun room, two double bedrooms, and a family bathroom.

Highlights include a bright, stylish fitted kitchen, quality flooring for the ground floor, and a flexible, fully floored loft space. In addition, there is a modern bathroom, electric central heating, double glazing, and good storage provision.

The generous plot is secluded with extensive planting and established trees, with a lawn and store shed to the rear, and an external store to the front.

The property opens into a bright and welcoming open-plan dining/kitchen area, featuring tiled flooring throughout, a dining space overlooking the garden, and a stylish kitchen fitted with modern units and worktops, tiled splashbacks and a stainless steel sink with drainer. Freestanding appliances include an electric cooker, washing machine, dishwasher and fridge/freezer.

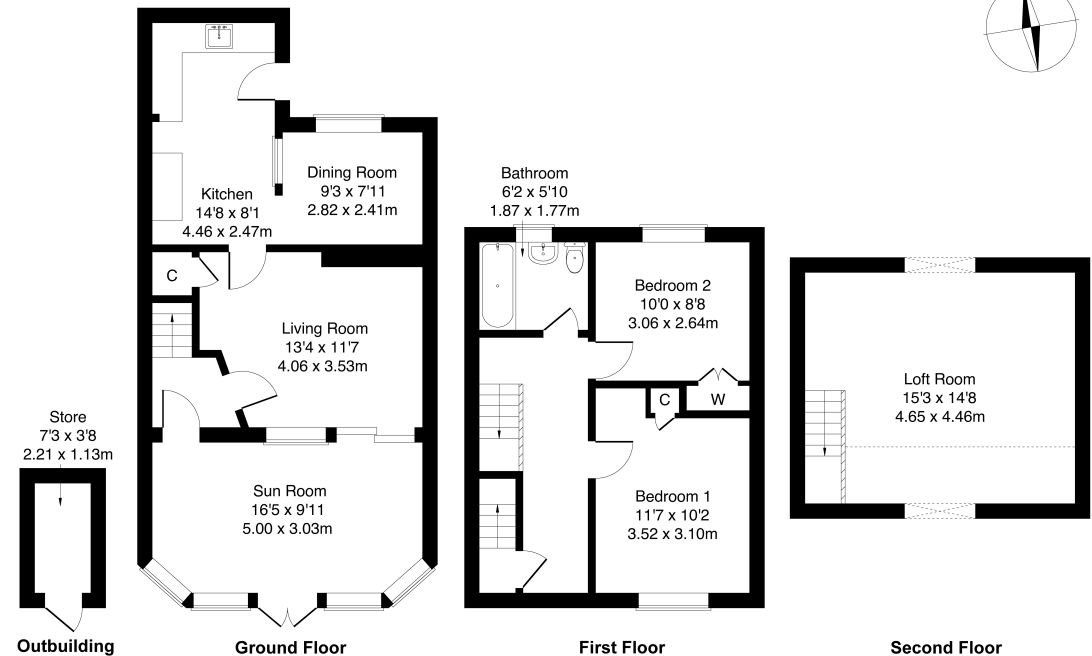
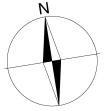
Set off the kitchen, the tastefully finished lounge offers light, neutral decor, wood-effect flooring, a built-in cupboard and a decorative fireplace surround. Patio sliding doors lead into an exceptionally spacious sun room, boasting a sunny south-facing aspect and an abundance of natural light – the perfect space for relaxing or entertaining, with direct access to the rear garden.

Upstairs, two well-sized bedrooms continue the home's light and modern theme, each offering wood-effect flooring and built-in storage. The contemporary bathroom completes the home, fitted with a white three-piece suite, including an electric shower over the bath, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1313 sq ft - 122 sq m.)



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

Area Description





Located in the highly desirable Cammo area, this property enjoys a prime position with excellent access to a wide range of amenities. Local shopping is readily available in nearby Barnton, while larger supermarkets and retail options can be found at Corstorphine and Craigleith Retail Park. For more extensive shopping, both The Gyle Shopping Centre and Hermiston Gait Retail Park are within easy reach. Families are well served by a selection of respected local schools, including The Royal High School and St. Augustine's. Leisure and recreation are abundant, with

nearby facilities such as Drumbrae Leisure Centre, the exclusive David Lloyd Gym, and a variety of sports clubs and golf courses. Outdoor enthusiasts will appreciate the green open spaces of Corstorphine Hill, Cramond Shore, the River Almond, and the scenic Cammo Estate country park. Edinburgh Zoo is also just a short distance away. Perfectly situated to the west of the city, the area offers quick and convenient access to the city bypass, Edinburgh Airport, the motorway network, and the Forth crossing, making it ideal for commuters and travellers alike.





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