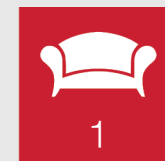




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The right way to move

4 Camus Park,

Edinburgh, EH10 6RY



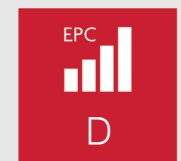
1



3



2



D



Summary

Enjoying a highly sought-after location near Fairmilehead Park, within commuting distance of the city centre, this three-bedroom, two-bathroom detached house will appeal to various buyers, including professionals, couples and families. The home comprises a west-facing double-aspect living room with French doors creating a semi-open plan layout to the sunny breakfasting kitchen/dining room. The residence further features two bedrooms with fitted wardrobes and a versatile third bedroom. Completing the home is a bathroom on the first floor and a modern shower room on the ground floor. Externally, the property benefits from well-kept gardens and a paved driveway leading to an attached garage. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

Features

- Attractive detached house
- Quiet cul-de-sac setting
- Entrance hall with under-stair storage
- West-facing dual-aspect living room
- Stylish breakfasting kitchen, open to
- Sunny French doored dining room
- Two wardrobed bedrooms (one with a sunny aspect)
- Versatile third bedroom
- Three-piece family bathroom
- Modern shower room
- Rear hall with st
- Minimalist garden grounds
- Private garage and driveway parking
- Gas central heating and double glazing



“A generous three-bedroom, two-bathroom detached house complemented by ample private parking and well-kept gardens with outdoor seating space to the rear.”





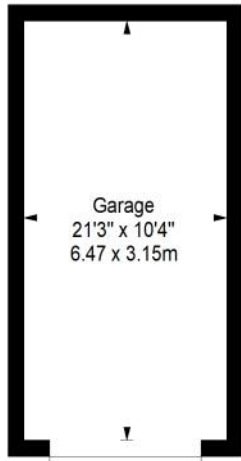


“The centrally located home is desirably close to excellent amenities, shops, bus links, green spaces, including Fairmilehead Park.”

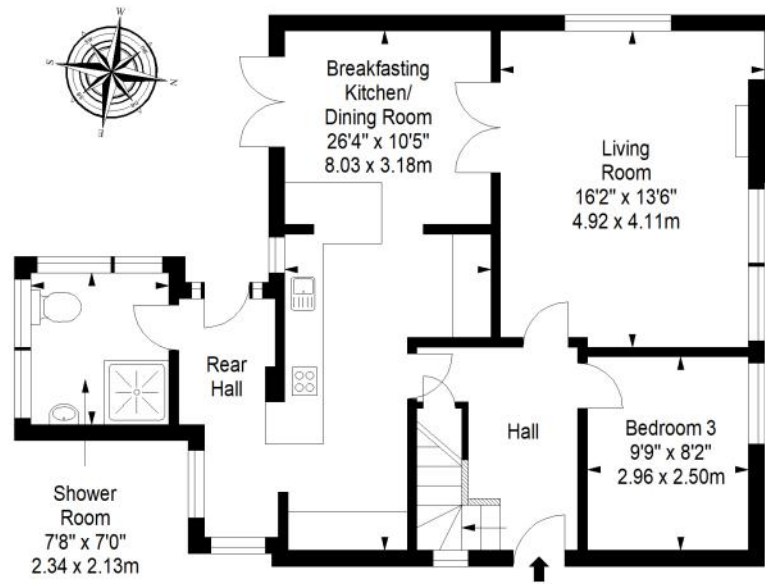


Floorplan

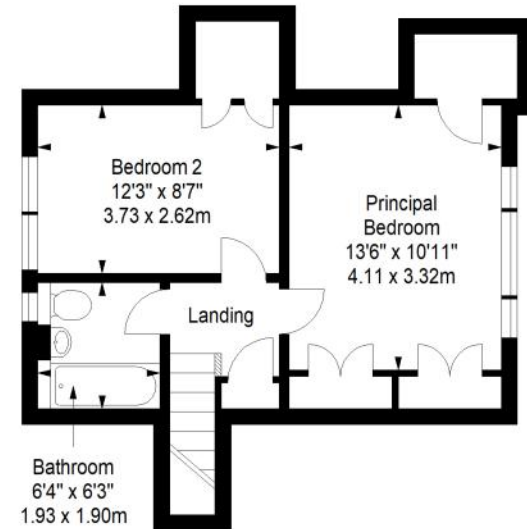
Garage
Approx. 20.4 sq. metres (219.6 sq. feet)



Ground Floor
Approx. 68.9 sq. metres (741.7 sq. feet)



First Floor
Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 127.7 sq. metres (1374.6 sq. feet)



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