



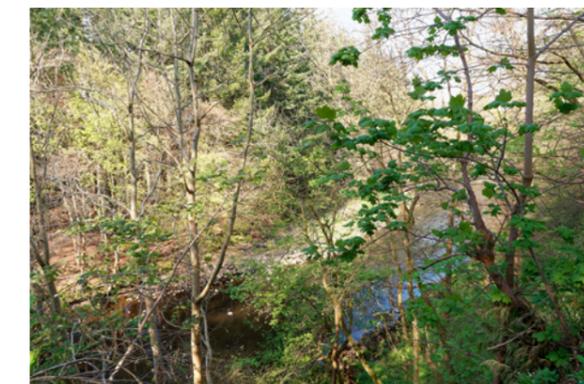
Woodley

52 CAMMO ROAD, CAMMO, EDINBURGH, EH4 8AP

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McEwan Fraser is delighted to present this superb bespoke four-bedroom detached house to the market. The property has an enviable position on Cammo Road adjacent to the Cammo Estate Nature Reserve and the River Almond. The land is bordered by the River Almond and extensive treelines giving the feeling of living in an isolated country retreat without having to sacrifice on the amenities for which Edinburgh is rightly famous.



The house offers 250m² of balanced living space which was designed to make the best possible use of the available natural light and to showcase the property's superb riverside location. Presented in excellent condition, the accommodation includes four bedrooms, two of which have en-suites, two further shower rooms, a study, a superb formal sitting room with a vaulted ceiling, a magnificent family kitchen with dedicated dining and reception zones, and a utility room. The property also benefits from a detached double garage, gas central heating, and double glazing.



HALLWAY





BEDROOM 1



BEDROOM 2



BEDROOM 3, 4 & STUDY





The accommodation is focused on the extensive kitchen and living space which will become the heart of the home for most families. The room has been designed to showcase the properties unique position and take maximum advantage of the afternoon and evening sunshine over the garden. Alongside the high-quality bespoke kitchen, there is a vast amount of floorspace which will give a new owner endless flexibility as they create their ideal living space.



KITCHEN / DINER





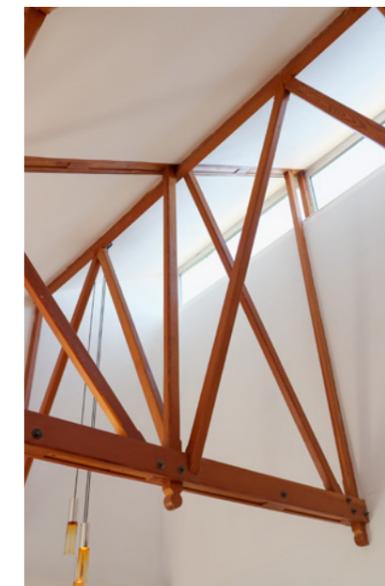


UTILITY & SHOWER ROOM



The more formal sitting room is located on the first floor. With an impressive vaulted ceiling and a dual aspect window, the sitting room is a bright and engaging space that feels delightfully isolated from the rest of the house.

SITTING ROOM





BATHROOM

Externally, the property's position is simply stunning. The extensive garden runs right down to the river and includes around an 80m stretch of the riverbank. In the garden, it is virtually impossible to see any other houses, and the garden is not overlooked in any way. It is hard to imagine a more private setting. The garden has a mature ornamental lawn, established bedding areas, patio area, and even a treehouse.

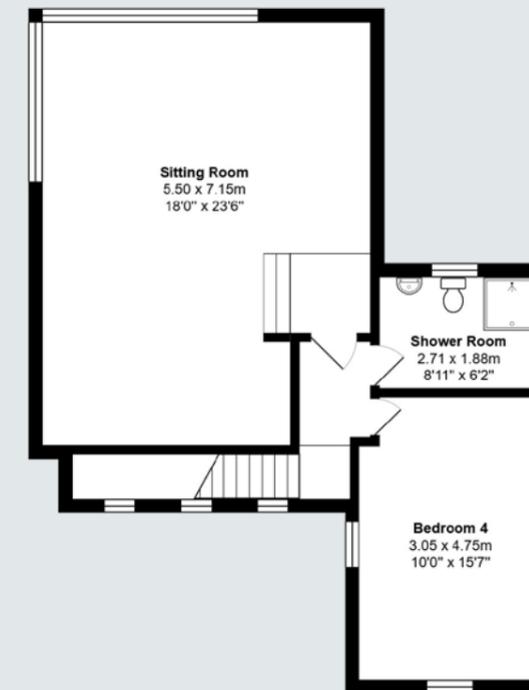
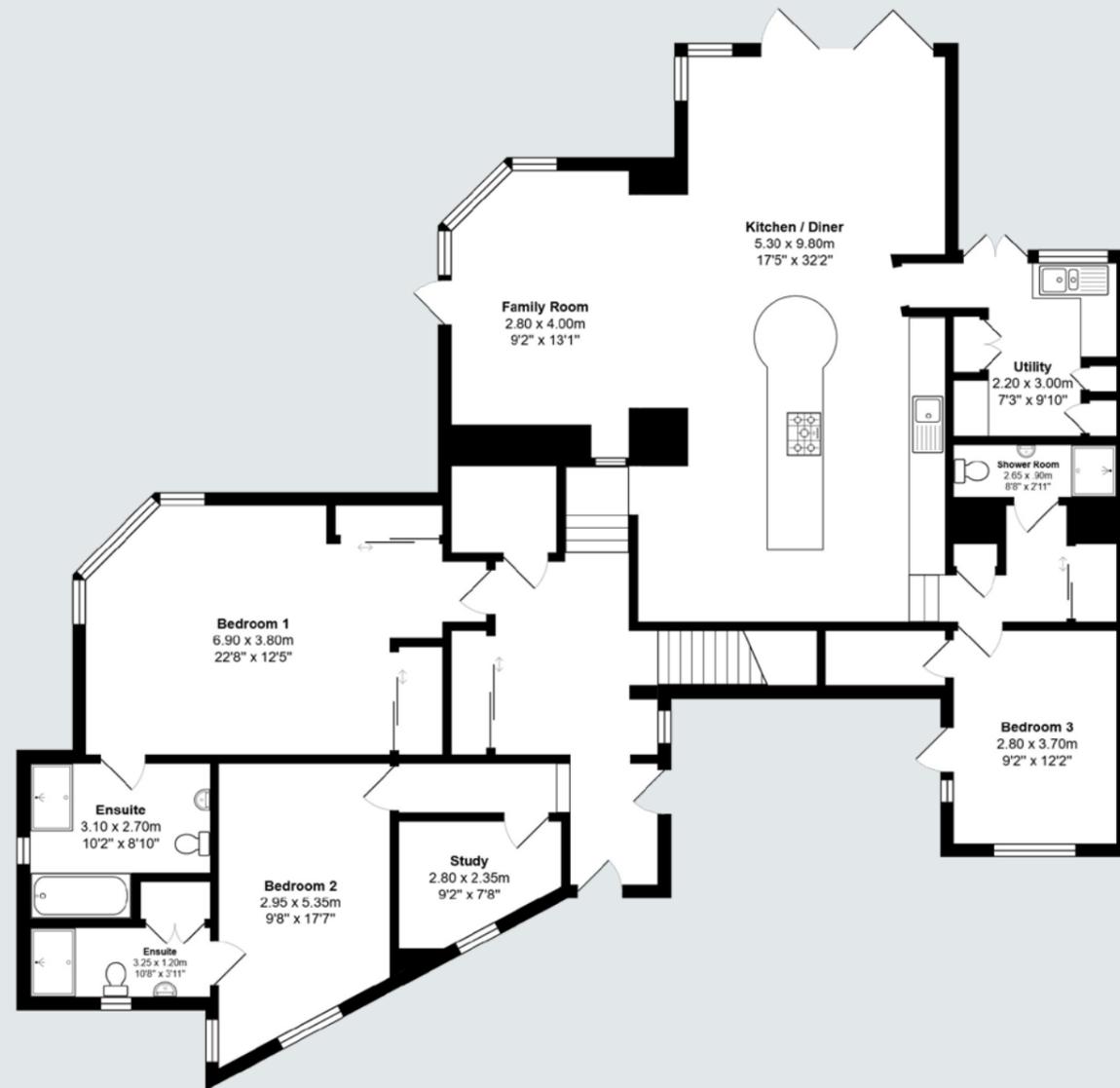
EXTERNALS





Woodley

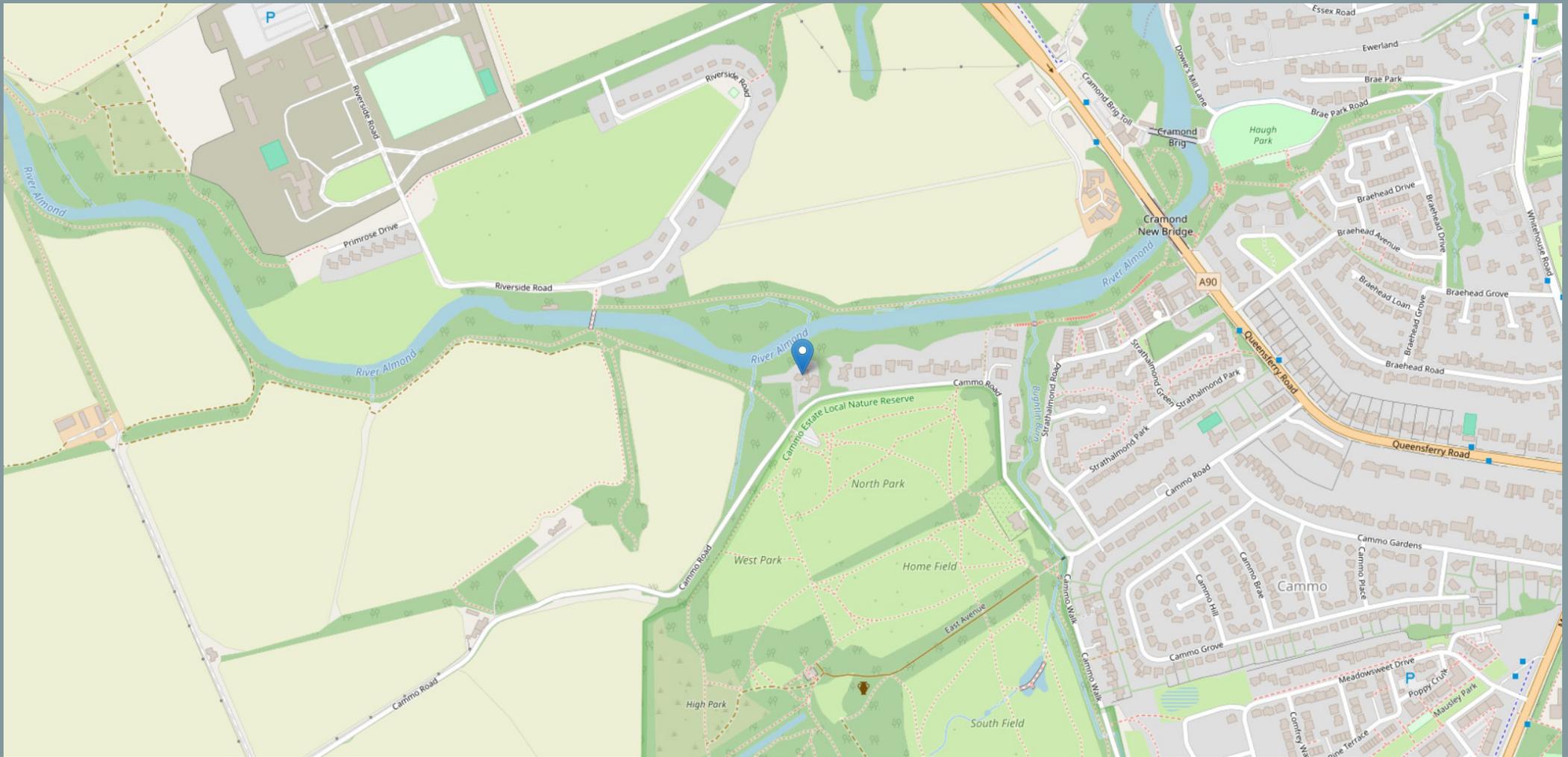
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Cammo is a highly sought-after residential area situated approximately five miles northwest of Edinburgh City Centre. A fantastic choice of outdoor pursuits and recreational activities can be enjoyed with the River Almond and Cammo Estate park right on the doorstep. The Royal Burgess and Bruntsfield Links golf clubs, David Lloyd Health Club in Corstorphine and Cramond Beach are all nearby. The area is well served by shopping facilities including both The Gyle and Craighleith Retail Park which are just a short drive away, whilst a convenient Scotmid, Post Office and pharmacy can be found in Barnton which takes just fifteen minutes on foot. Cammo is well suited to commuters with regular bus services taking you into the City Centre from Queensferry Road in just twenty minutes, and it is an ideal location for the Queensferry Crossing, City Bypass, and Edinburgh International Airport. Well-regarded state schooling includes Cramond Primary School and The Royal High Secondary School and several of Edinburgh's highly best independent schools are within easy reach including Cargilfield Preparatory School, The Mary Erskine School and Stewart's Melville College.





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