NEILSONS

Solicitors & Estate Agents

Offers Over

**£300,000**

# 3 Mauseley Park

## Cammo | Edinburgh | EH4 8FB

A fantastic opportunity has arisen to purchase this impressive, beautifully presented main door duplex apartment with residents parking. Forming part of CALA's sought after 'Capital Homes' collection within the highly sought after Cammo Meadows development, conveniently positioned close to many local amenities, superb transport links and reputable schooling, including catchment access to The Royal High School.

- 3 Bedrooms
- 1 Public room
- 1 Bathroom & WC apartment
- Private Balcony
- On-street Parking
- EPC Rating – B
- Council Tax Band - F

## Description

This delightful home offers a modern take of Edinburgh's historic colony houses, reinvented for 21st century living providing generously proportioned and versatile accommodation, flooded with natural light and offered to the market in true move-in condition. Undoubtedly appealing to professionals or families alike seeking a fine home in an excellent location, the property enjoying an abundance of charm, combined with a modern, light interior throughout and comprises; external stair leads to the first floor where the front door opens into a wide and welcoming hallway with a large walk-in storage cupboard beneath the staircase. The ground floor leads to all bedrooms, with two of the larger rooms benefiting from built-in wardrobes. The third single bedroom offers versatility and could easily be utilised as a home office or nursery. The contemporary bathroom comprises of a white three piece suite with main shower over the bath. A carpeted staircase leads to the upper floor which opens to a delightful open plan reception/diningroom with large private balcony enjoying an open aspect and benefits from a predominantly south-facing aspect. Opening from the reception room is a luxury, fully integrated high spec kitchen with BOSCH appliances. Affording excellent natural light by way of a further window to the rear and overhead skylight. A handy utility room is accessible from the kitchen with additional sink, base units and washing machine, which shall be included in the sale. A practical two piece WC apartment is located off the utility room. Further benefits include gas central heating, double glazing and solar panels, providing an energy efficient and economical home.

## Extras

All the fitted floor coverings, some light fittings, curtains and blinds shall be included in the sale together with the Induction hob, oven and hood and integrated appliances (dishwasher, fridge freezer) and free standing washing machine. Some items of furniture can be made available by separate negotiation.

## Externally

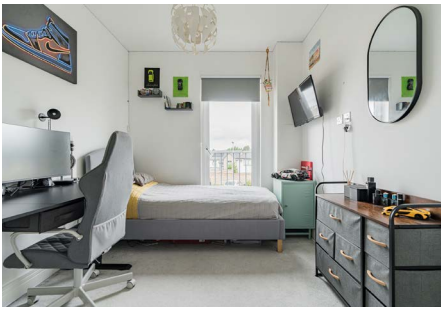
The development is set within beautifully landscaped communal gardens with a children's play area and there is ample free and unrestricted parking for residents and visitors. Residents also benefit from bike and bin stores.

## Factors

The property is factored by Ross & Liddell with an approximate monthly fee of £60 which includes block building insurance, maintenance of the communal areas and landscaping.

## Viewing

By appointment through Neilsons on 0131 625 2222.

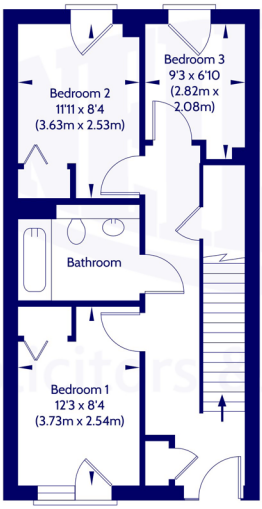


## Location

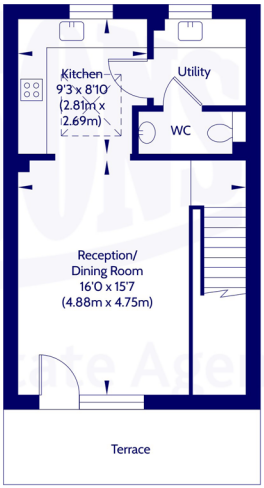
Cammo Meadows enjoys an exceptional setting on the edge of the historic Cammo Estate and adjacent to Barnton, long established as one of Edinburgh's most desirable residential neighbourhoods. The development is superbly placed to take advantage of a wide range of amenities while offering an unrivalled lifestyle with direct access to the great outdoors. There are endless opportunities for walking and cycling around the estate itself, along the banks of the River Almond and down to the shoreline at Cramond Beach. The recently opened Herringbone neighbourhood bistro is within easy walking distance and offers relaxed and stylish dining, complemented by a nearby Starbucks, Tesco Metro, Majestic Wine, Caffè Nero and a popular bakery. The area is also well served by transport links, with excellent 24-hour bus services and swift access to the city bypass, motorway network, the Queensferry Crossing and Edinburgh Airport. Families are well catered for with a choice of highly regarded schools in the vicinity with The Royal High School falling within the areas school catchment. Cammo Meadows perfectly balances the sense of escaping the hustle and bustle of the city with the convenience of being within striking distance of Scotland's capital and all that it has to offer.

Approx. Gross Internal Floor Area 83 Sq M / 893 Sq Ft.

## 1st Floor




## 2nd Floor




Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

**Scan the QR code or click here for the virtual 360 tour, floor plan and further information.**

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