
Woodley
52 Cammo Road
Edinburgh, EH4 8AP





This hidden gem has been architecturally redesigned and extended over the years to create a unique, modern detached four-bedroom, four-bathroom, family home set within magnificent, landscaped grounds.



52 Cammo Road

Edinburgh, EH4 8AP

52 Cammo Road is nestled away in a stunning private, tranquil setting.

This family home is set in a private, tranquil location between Cammo Estate Nature Reserve and the river Almond Walkway.

A highly desirable and peaceful residential area lying five miles north-west of Edinburgh's city centre





Kitchen/Living Area

Beautiful extensive open-plan living/dining kitchen area, with fantastic dual-aspect views of the landscaped garden. The modern kitchen is fully fitted with integrated appliances including Miele Espresso coffee machine, boiling water and filter tap, wine chiller and kitchen island

Living Room

The spacious living room provides an elevated perspective to observe the tranquil setting and varied wildlife, spotted frequently on the riverbank

Bedrooms

The master bedroom has incredible views of the garden and an en suite bathroom. Comprising a further 3 double bedrooms, one with en suite.

Bathrooms

The property boasts four bathrooms, two of which are ensuite.

Garage

The property is approached via a private driveway and has a double garage with ample parking for multiple vehicles beside the garage.



Location

52 Cammo Road sits next to the picturesque Cammo Estate Nature Reserve, an 85-acre public parkland comprising mature woodland and leafy walking trails.

Lauriston Castle and the River Almond Walkway leading to the historic and quaint village of Cramond are also nearby.

The area is popular with families and offers a selection of highly regarded schools. It falls into the catchment area of Cramond Primary School and The Royal High School with multiple private schooling options in close proximity.

There are excellent bus services into the city centre as well as easy access to the off-road cycle path network. The property is situated within easy reach of Edinburgh Airport, the City By-pass and routes to the north via the nearby Queensferry Crossing.

Cammo Road,
Edinburgh,
Midlothian, EH4 8AP

Squarefoot

Approx. Gross Internal Area
2704 Sq Ft - 251.20 Sq M
Detached Double Garage
302 Sq Ft - 28.00 Sq M
For identification only. Not to scale.
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History

Originally built by previous owners as a one bedroom maisonette above a triple garage, the property was bought in the early 1980s by an Edinburgh architect, the father of one of the current owners. His vision was to redevelop the property into a three-bedroom family home. The property has seen two subsequent redesigns by the current owners. In 2006, the property was extended to add a double bedroom, an office room, an ensuite bathroom and an ensuite shower room. In 2012 a further extension was added, creating the modern open plan living, dining, kitchen space and utility room while altering previous spaces to replace the shower room/toilet and bedroom that were to become part of the new open plan area. At the same time the garden area around the house was redesigned with a tiered patio area and decking areas added.







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Wilson Property Group, Head Office: 16 Bridge Road, Edinburgh, EH13 0LQ

T. +44 131 261 7730

E. enquiries@wilsonpropertygroup.co.uk

WWW.WILSONPROPERTYGROUP.CO.UK