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FAIRMILEHEAD

4 EAST CAMUS ROAD, EDINBURGH, EH10 6RE



- Attractive detached bungalow
- Sought after location
- Modernisation required
- Excellent potential
- Vestibule & hall
- Living Room
- Dining Room
- Kitchen
- Porch
- 3 bedrooms
- Bathroom
- Gas Central Heating
- Gardens front & rear
- Garage
- Cellar
- Potential to extend
- Viewing highly recommended
- Home Report available



OFFERS AROUND £350,000

4 EAST CAMUS ROAD, EDINBURGH, EH10 6RE

The Property

The property for sale is a good sized detached bungalow, which now requires modernisation but offers excellent potential to create a good sized family home with gardens to front and rear.

Location

East Camus Road runs from Camus Avenue to Caiystane Crescent, both are just off Comiston Road in a highly sought after residential area south of Edinburgh's city centre. The area is close to a wide range of amenities including a small selection of local shops available on Comiston Road, Morningside, an area well renowned for its excellent shopping facilities, within walking distance of a short bus or car journey away. There is good schooling available nearby at both primary and secondary level. Leisure activities available nearby include Braid Hills Golf Course, Hermitage of Braid and Blackford Hill as well as access to a number of pubs and restaurants. There are good public transport links to the city centre and surrounding areas. The city by-pass is a few minutes by car and provides access to the A1, Edinburgh Airport, The Gyle Shopping Centre and the motorway network.

Vestibule

Terracotta tiled floor. Coat hooks. Glazed door to hall.

Entrance Hall

Storage cupboard. Radiator. Hatch to attic. Fitted carpet.

Living Room

4m x 4.8m (13'1" x 15'9")
Bright room with bay window to front. Display alcove with cupboard below. Plain coving and picture rail. Radiator. Centre light fitting.

Dining Room

4m x 4.5m (13'1" x 14'9")
Spacious room with door leading to the rear garden. Hatch to kitchen. Shelved cupboard. Gas fire with tiled surround. Radiator. Fitted carpet.

Kitchen

4m x 2.9m (13'1" x 9'6")
Windows to side and door to porch. Galley style kitchen with floor and wall cupboards. Stainless steel sink with cupboard below. Shelved larder. Splashback tiling.

Porch

Small porch with door to garden.

Bedroom 1

4m x 3.7m (13'1" x 12'2")
Bright room with double glazed window to front. Radiator. Cupboard with hanging rail. Fitted carpet. Picture rail.

Bedroom 2

4m x 3.2m (13'1" x 10'6")
Window to side. Radiator. Fitted carpet. Picture rail.

Bedroom 3

3.7m x 3.6m (12'1" x 11'10")
Window to rear. Shelved press. Radiator. Fitted carpet.

Bathroom

1.9m x 2.4m (6'3" x 7'10")
Window to rear with obscured glass. Coloured suite comprising bath, wc and wash hand basin. Splash back tiling. Heated towel rail. Vinyl flooring. Wall mounted heater.

Outside

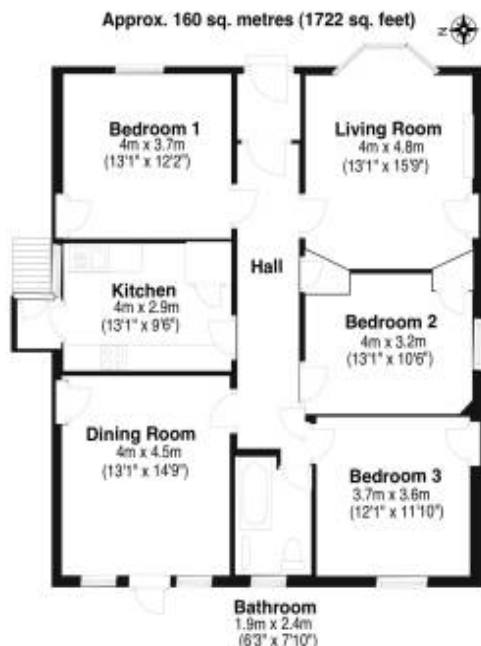
There are good sized gardens to the front and rear. To the rear there is a large garden with lawn area and well stocked borders with a number of fruit trees. There is also access to the cellar. To the front there is a small area of lawn with well stocked borders. There is a drive-in to the side leading to the garage.

Cellar

There are cellars under the house with light and power offering good storage and housing the central heating boiler.

Garage

Roller door, light and power. Door to rear garden.



Plans by Archimem Whilst every attempt is made to ensure accuracy of plans, it is the responsibility of the client to ensure that errors are picked up and reported to Archimem for correction.

Council Tax

Band G. Verification of Council Tax banding can be obtained from East Lothian Council or The Scottish Assessors website www.saa.gov.uk.

Viewings

Please refer to the ESPC or selling agents website for details of open viewing times (www.espc.com or www.macraeflett.com) or to arrange an appointment please contact the selling agents on 0131 225 5985 or email sara@macraeflett.com.

Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

These particulars do not form part of an offer or contract. All statements contained herein are believed to be correct, but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy. In the event of a closing date being declared the seller/sellers shall not be bound to accept the highest offer or any offer.


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