



82 Cammo Grove, Edinburgh, EH4

Offers Over £575,000

REVERE

Key Features

- Detached House
- 3 Bedrooms
- Off Street Parking
- Private Garden
- Garage
- Quiet Location



Set in Edinburgh's sought-after Cammo within easy reach of the scenic Cammo and Dalmeny Estates, amenities, and schooling, this three-bedroom detached family home with a south-facing rear garden.





Nestled behind a neat garden bordered by a driveway leading to the garage, the front door opens into a welcoming carpeted hallway.

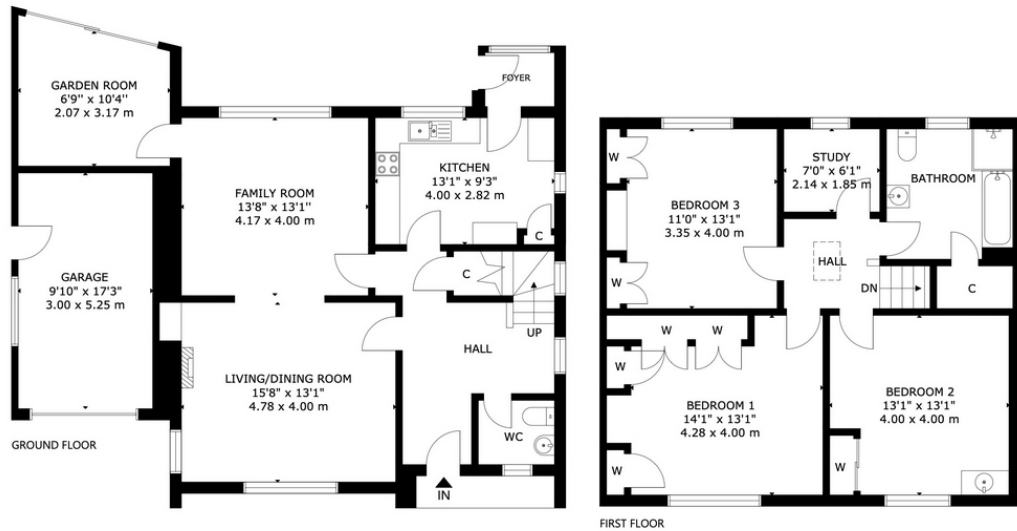
To the left, a bright and spacious living room enjoys an abundance of natural light from a large picture window overlooking the front garden. Tastefully decorated in soft neutral tones, with plush carpeting and a living flame fireplace, it offers a cosy and inviting space to unwind. Flowing seamlessly from here is the adjoining south-facing dining room. With an expansive window framing rear garden views, it echoes the living room's elegant décor and provides the perfect setting for hosting guests.

Beyond the dining room and entered through a glazed door lies a light-filled garden room, featuring sliding patio doors that open directly to the south-facing garden and patio, a wonderful space to enjoy all year round.

Returning to the hallway, you'll find a well-proportioned kitchen. While it would benefit from a cosmetic upgrade, it offers generous wall and floor units, ample worktop space, a tiled splashback, and integrated appliances including a hob, oven, and extractor hood. There is space for informal dining, and a rear entrance vestibule provides direct access to the garden. A convenient WC completes the ground floor.

Upstairs, three comfortable and generously proportioned double bedrooms await. Two, including the principal, benefit from





82 CAMMO GROVE, EAINDINEH NEVERE JARETT HIEL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,658 SQ FT / 154 SQ M
 GARAGE 170 SQ FT / 16 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	68	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	62
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
 Council Tax Band: G
 Council Authority:

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