



GILSON GRAY

LAW • PROPERTY • FINANCE

9 GAMEKEEPER'S PARK

Cramond, Edinburgh, EH4 6PA



This semi-detached house forms part of a small, cul-de-sac development in desirable Cramond and is beautifully presented with stylish, contemporary fixtures and fittings and neutral décor throughout. The home offers two generous reception rooms, a breakfasting kitchen, a study/boot room, five bedrooms, one en-suite shower room, a family bathroom, and a separate WC. Externally, the house is accompanied by a garden, a car port, and a garage.

You are welcomed inside by a vestibule, leading through to a hallway with built-in storage and a WC. Following the hall along to the end, you reach a generous reception area, where ample floorspace offers excellent flexibility for arrangements furniture. The room is illuminated by wide west-facing patio doors opening onto the rear garden. The room is tastefully presented with neutral décor, a homely fireplace, and wood flooring.



FEATURES

- Semi-detached house in Cramond
- Beautifully presented, contemporary interiors
- Entrance vestibule and hall with storage and WC
- Generous living/dining room with patio doors onto garden
- Spacious, versatile family room
- Contemporary breakfasting kitchen with external access
- Study/boot room with adjoining utility room
- Five well-proportioned double bedrooms
- One en-suite shower room
- Stylish family bathroom with shower-over-bath
- Low-maintenance southwest-facing garden
- Car port, single garage, and driveway





The kitchen is connected to the reception room and is appointed with stylish, contemporary cabinetry, spacious worktops, and a breakfast bar. The room enjoys all-day sun through south-facing windows, Velux skylights, and an external door affording external access. A utility room supplements the kitchen, housing additional cabinetry and workspace and offering space for laundry appliances. Also located on the ground floor are a versatile studio/boot room, and one of the home's five double bedrooms. The remaining four bedrooms are on the first floor and are all accompanied by built-in wardrobes/storage cupboards. The bedrooms are all neutrally decorated and four are carpeted for optimum comfort underfoot, whilst the principal has an en-suite shower room. The second floor is dedicated to the family room, representing a spacious, versatile reception room with various options for use. Finally, a family bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a basin set into storage, a WC, and a chrome towel radiator. Externally, the house is accompanied by a low-maintenance, southwest-facing garden featuring an artificial lawn, a paved patio, and a decked dining terrace. Excellent private parking is provided by a car port, a single garage, and a driveway.

Extras: Integrated kitchen appliances comprising a double oven, an induction hob, an extractor hood, a fridge/freezer, and a dishwasher. Please note, no warranties or guarantees shall be provided for the appliances
 Factoring Information: There is an annual charge of around £220 from the Gamekeepers Park Residents Association to cover the garden maintenance costs.





CRAMOND, EDINBURGH

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade stretches all the way to Granton Harbour and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre.

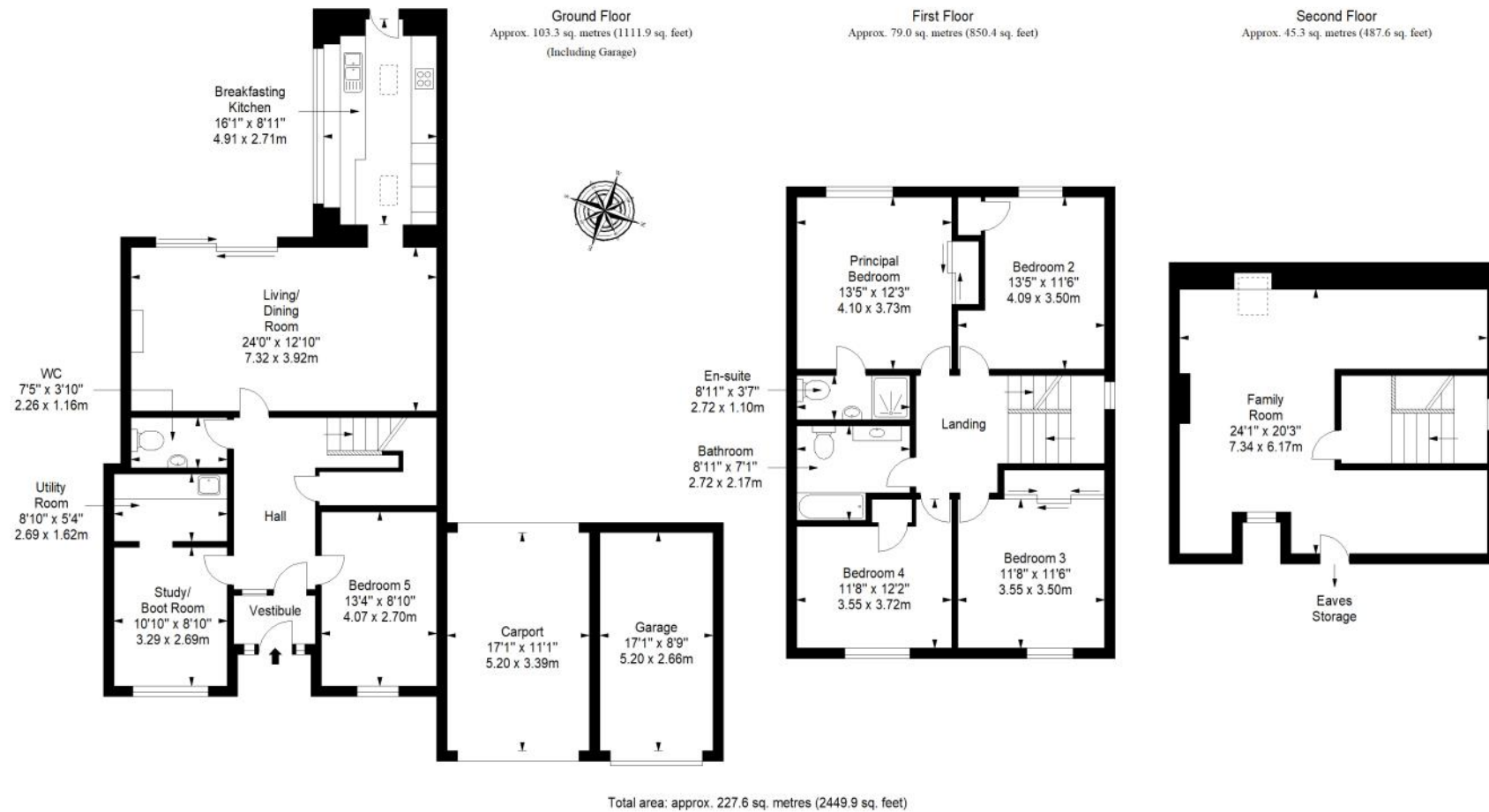
EPC RATING:

C

COUNCIL TAX BAND:

G

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.