



27 CRAMOND TERRACE

Cramond, Edinburgh, EH4 6PW



3
Public Room



3
Bedrooms



1
Bathroom



27 CRAMOND TERRACE

Welcome to a spacious three-bedroom detached bungalow, presented with attractive, neutral interiors and high-quality finishings. It features two dedicated reception rooms and a conservatory, a dual-aspect kitchen that is generously appointed, a floored attic accessed via a Ramsay ladder from a hatch in the hall, and a white-tiled bathroom with a four-piece suite. Furthermore, this property has secure private parking and a suntrap rear garden, which is fully enclosed and laid with a neat lawn fringed by colourful plants. It is an excellent residence that will prove very popular with a wide demographic.

Conveniently located in Cramond village, the home is within easy reach of the idyllic River Almond Walkway, local amenities, schools, and bus links. Cramond Beach is within brisk walking distance too, offering a long stretch of golden sand and a pathway to Cramond Island. It is a sought-after place to live which offers relaxed coastal living with convenience. Edinburgh's international airport is easily reached and the capital's city centre is roughly 20 minutes away by car – perfect for professionals, downsizers, families, and first-time buyers alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious detached bungalow
- Situated in the coastal village of Cramond
- Light neutral interiors throughout
- Vestibule and hall with built-in storage
- Large living room with rear garden access
- Good-size dining room
- Suntrap, southeast-facing conservatory
- Modern kitchen with a stylish design
- Two double bedrooms (one with a fitted wardrobe)
- One versatile bedroom
- Floored attic space accessed via a Ramsay ladder
- Four-piece bathroom with a shower cubicle
- Low-maintenance front garden
- Mature rear garden with southeast-facing aspect
- Gated driveway and single garage (with an electric door)







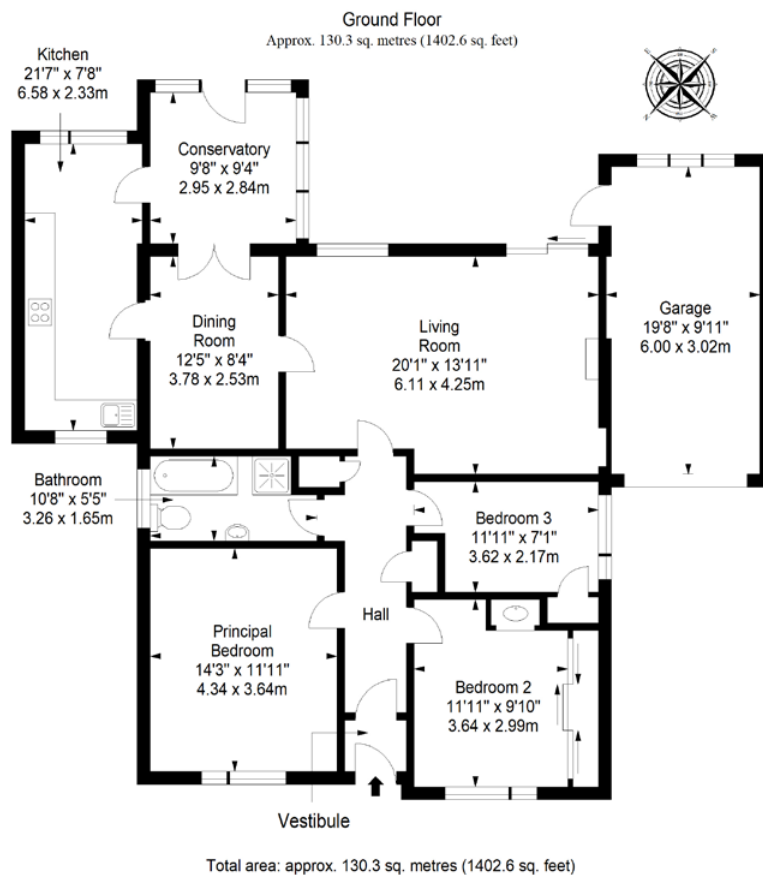


Extras: integrated appliances (induction hob, concealed extractor hood, Siemens oven and microwave oven, fridge/freezer, and dishwasher), and an undercounter washing machine, and the large wooden triple wardrobe with mirrored centre door in the principal bedroom to be included in the sale. Whilst the furniture is available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



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.



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