



DESCRIPTION

Stylish 4-Bedroom Detached Family Home Located In A Welcoming Cul-de-sac.

Set within a desirable residential development, this beautifully presented 4-bedroom detached home offers modern, flexible living ideal for growing families. Boasting spacious interiors and a thoughtfully landscaped private rear garden, this property is perfect for both everyday life and entertaining.

The heart of the home is the expansive kitchen, dining, and family area—flooded with natural light and featuring bio-fold doors that open directly onto the garden, creating a seamless indoor-outdoor flow. A separate formal lounge provides a cosy retreat, while a utility room and ground-floor WC add everyday convenience.

The property comprises of:

- Welcoming hallway
- Spacious front facing lounge
- Ground floor WC
- The hub of the home- family/kitchen/diner with bi-fold doors to garden
- Utility room off kitchen
- Primary bedroom with fitted wardrobes and en-suite featuring under floor heating
- Three further well proportioned bedrooms with fitted wardrobes
- Luxury family bathroom with shower over bath and under floor heating
- Driveway to Garage with electric charging point
- Enclosed wrap around garden
- Ample outdoor storage
- Bonus garden pod currently used as an office

Viewings

by appointment please call Gibson Estate Agents on 0131 297 3177



LOCATION

Cramond is one of Edinburgh's most picturesque and sought-after suburbs, offering a unique coastal village feel just five miles northwest of the city centre. Set along the banks of the River Almond and the Firth of Forth, this historic area blends natural beauty, rich heritage, and easy access to city life—making it a favourite for families, retirees, and professionals alike. The neighbourhood is known for its tranquil atmosphere, charming village centre, and scenic waterfront walks. The iconic Cramond Island—accessible by causeway at low tide—adds a distinctive character, while the nearby Cramond Beach and leafy pathways provide a perfect setting for outdoor enthusiasts. Despite its peaceful setting, Cramond is well connected. Frequent bus services link to central Edinburgh, and the nearby A90 offers quick access to the city bypass, airport, and beyond. The area also boasts excellent local schools, golf courses, and a strong sense of community. With its blend of nature, history, and convenience, Cramond offers a rare opportunity to enjoy coastal living while remaining closely tied to the cultural and professional heart of Edinburgh.

