



48a Whitehouse Road
Cramond, Edinburgh, EH4 6PH

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C

SIMPSON & MARWICK

simpsonmarwick.com

48a Whitehouse Road, Cramond, Edinburgh, EH4 6PH

Impressive 4/5 bedroom detached house with private terrace & garden, double garage, large driveway & wonderful views

- Spacious sitting room
- Dining room
- Stylish kitchen/breakfast room
- Family room/Bedroom 5
- Principal bedroom & en-suite
- 3 further double bedrooms
- Family bathroom & WC
- Private garden & large balcony
- Double garage & large driveway
- Gas central heating & double glazing



DESCRIPTION

Located in the desirable residential area of Cramond, this superb 4/5 bedroom detached house benefits from a large driveway and double garage. To the rear of the property is a private garden and a fantastic balcony off the sitting room with exceptional open views across the River Almond to the Firth of Forth.

The interior of the property is bright and well proportioned and offers ideal family accommodation over two levels. There is a partially floored attic providing excellent storage and underfloor heating in the kitchen/breakfast room, utility room and WC.

LOCATION

Cramond is an exclusive residential area a few miles to the north west of the city centre. There are excellent local shopping facilities at nearby

Barnton and at Davidson's Mains. Larger retail stores can be found at The Gyle Shopping Centre and Craigleith Retail Park. There are a wide variety of leisure facilities nearby which include walks along the River Almond to the village of Cramond. The Cramond Beach promenade which is now host to the increasingly popular Boardwalk Beach Club has a Park Run weekly. The area has excellent bus routes into the city centre. The city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. There are highly regarded schools within easy reach in the public and private sector.

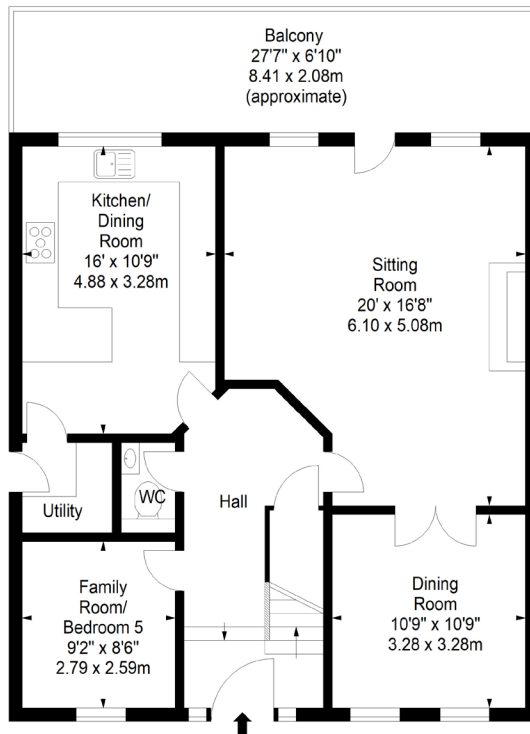
FIXTURES AND FITTINGS

All fitted carpets, curtains, curtain poles, blinds, light fittings (excluding the light fitting in the dining room), hob, oven, steam oven, combination microwave, warming drawer, fridge, fridge/freezer, dishwasher, garden shed are included in the sale price.

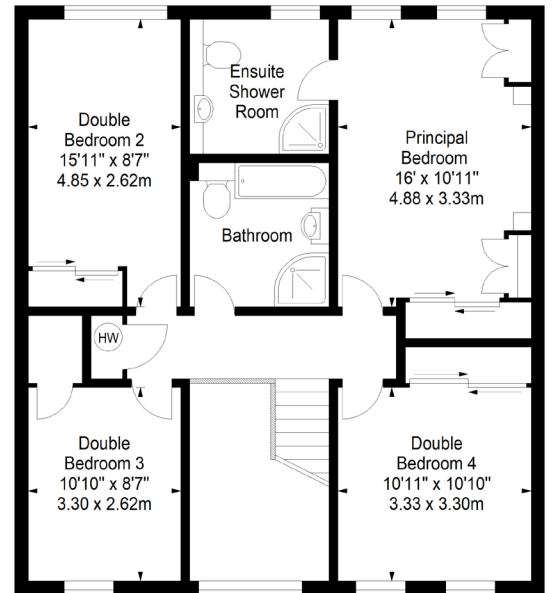




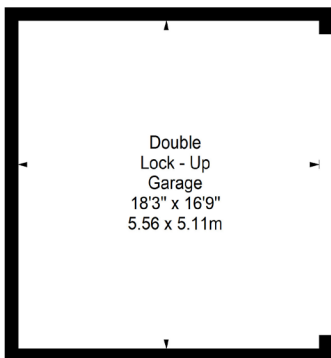
Approx. Gross Internal Area
1750 Sq Ft - 162.58 Sq M
Garage
Approx. Gross Internal Area
306 Sq Ft - 28.43 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Ground Floor

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.