

44/6 CRAMOND ROAD NORTH

CRAMOND, EDINBURGH, EH4 6JA

An executive two-bedroom first-floor apartment within a highly desirable modern development in Cramond village, offering stylish accommodation in true walk-in condition, as well as a sought-after lifestyle, close to a spectacular beach and just 4.2 miles from Edinburgh city centre.




CULLERTON'S



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WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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Property Name

44/6 Cramond Road North

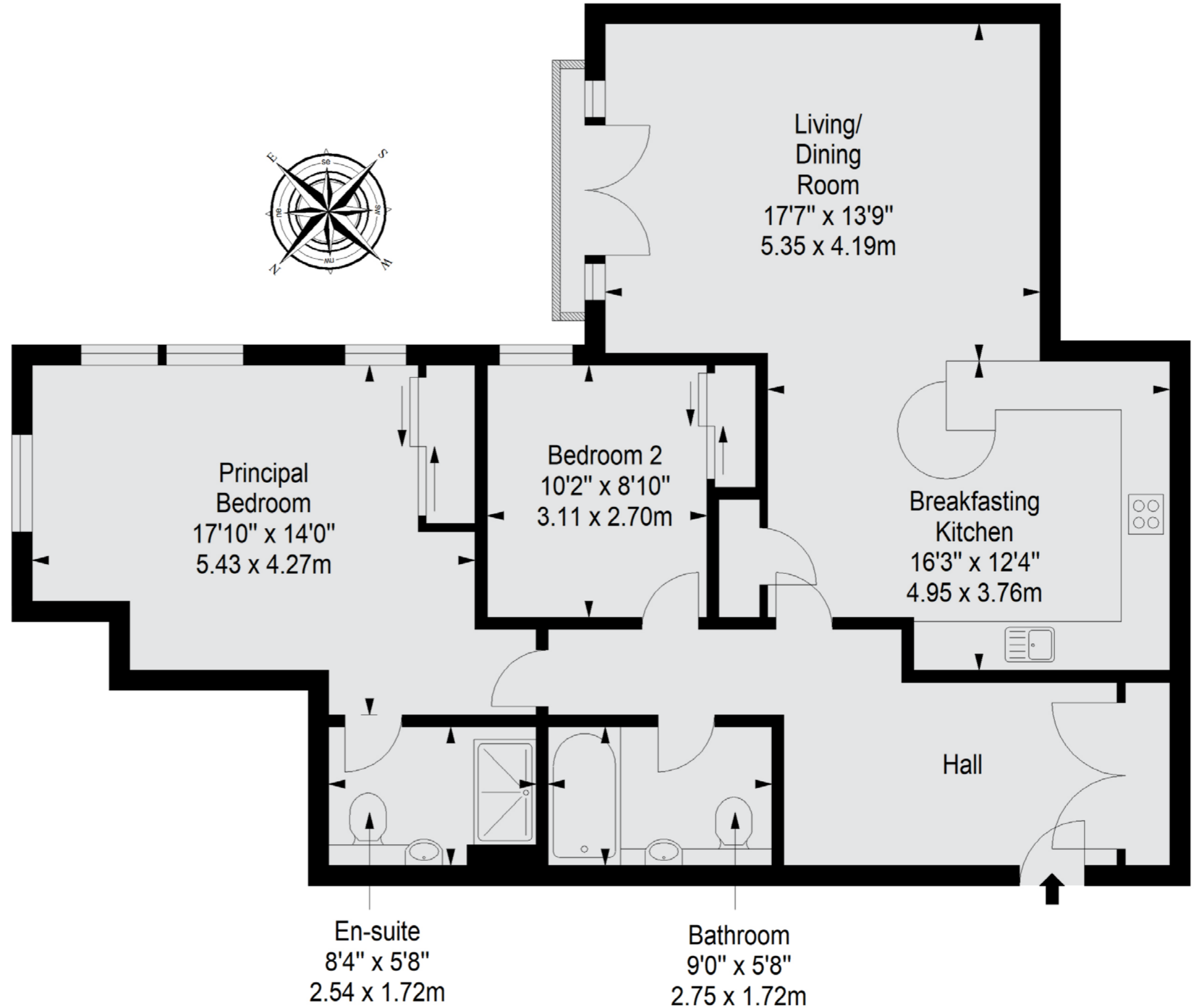
Location

Cramond, Edinburgh, EH4 6JA

*Approximate
total area:*

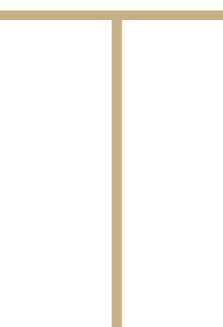
98.9 sq. metres (1064.6 sq. feet)


First Floor





WELCOME TO 44/6 CRAMOND ROAD NORTH



This modern two-bedroom first-floor apartment forms part of an exclusive and highly sought-after development, set on a cul-de-sac in the coastal village of Cramond. The impressive home is finished to exceptionally high standards, enjoying sophisticated neutral interiors that are complete with premium fixtures and fittings. It offers a large open-plan reception area and generously appointed breakfasting kitchen, in addition to two quality bathrooms and residents' parking. Furthermore, the property provides a relaxed coastal lifestyle, within strolling distance of the beautiful local beach, as well as the idyllic River Almond Walkway. It is also close to local schools and amenities, as well as transport links, and a choice of fantastic golf courses. Plus, the heart of Edinburgh city centre can be reached in just 15 minutes by car.

GENERAL FEATURES

- A stylish first-floor apartment in walk-in condition
- Part of an exclusive and sought-after development
- Cul-de-sac setting in the coastal village of Cramond
- Near the beach, just 4.2 miles from Edinburgh city centre
- Sophisticated neutral interiors with high-end finishings
- Lift access available
- Building maintenance effectively managed by professional factor
- Home Report value - £425,000
- EPC Rating - B

ACCOMMODATION FEATURES

- Secure shared entrance and a communal hall
- Central hall with a double-door storage cupboard
- Open-plan breakfasting kitchen/living/dining room
- Stylish breakfasting kitchen with additional storage
- Two double bedrooms with mirrored wardrobes
- Contemporary three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Large communal garden with a generous lawn
- Access to private residents' parking

AN IMPRESSIVE COASTAL APARTMENT

A secure shared entrance opens out into a lovely communal hall for socialising with neighbours, whilst a shared staircase leads up to the first-floor apartment. Stepping into the home, you are greeted by a central hall that offers a wonderful introduction, as well as a double-door storage cupboard.



OPEN-PLAN LIVING



WITH A JULIET BALCONY

The reception area is a generous kitchen, living and dining room with a sociable open-plan layout. Here, neutral décor is paired with a plush carpet, creating a calming and comfortable ambience that is attractive and easy to style. The room offers ample floorspace for a range of comfy furnishings and it benefits from French doors to a Juliet balcony, letting the outside in along with an abundance of natural light.



STYLISH BREAKFASTING KITCHEN



The breakfasting kitchen is neatly zoned and laid with an easy-to-clean floor. It features mocha-toned cabinets and chunky worksurfaces in a complementary tone – a stylish design that is further enhanced by undercabinet lighting and a unique circular breakfast table that is fitted into the space. To ensure a desirable streamlined look, the on-trend design is also finished with a suite of integrated appliances (double oven with grill, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine). A built-in storage cupboard completes the space.





BEDROOMS THAT MAINTAIN THE HOME'S HIGH STANDARDS



Echoing the neutral styling of the living area, the two double bedrooms are both inviting spaces that continue the impeccable standards of the home. Both rooms also benefit from southeast-facing aspects and built-in mirrored wardrobes, freeing floorspace for an excellent range of bedside furnishings. The principal bedroom, with the larger footprint, has the added advantage of dual-aspect windows and the luxury of an en-suite shower room as well.





THE PRINCIPAL BEDROOM

HAS THE ADDED
ADVANTAGE OF
DUAL-ASPECT
WINDOWS AND
THE LUXURY OF
AN EN-SUITE
SHOWER ROOM



THE BATHROOMS



The home's family bathroom and en-suite shower room both enjoy contemporary styling and similar fixtures and fittings. The family bathroom features a hidden-cistern toilet and storage-set washbasin with countertop, set alongside a bath with an overhead shower. The en-suite has the same, but with a shower cubicle instead of a bath.

The property has gas central heating and double-glazed windows throughout ensuring year-round comfort and efficiency.



A wide-angle photograph of a large, well-maintained communal garden. The foreground is dominated by a lush green lawn. In the middle ground, a rustic stone wall runs across the width of the garden. Behind the wall, there are several trees and bushes, including a large tree on the left and a yellow-flowered bush in the center. Outdoor furniture, including two white chairs, a wooden table, and a wooden bench, is arranged against the wall. A stone path leads from the bottom right corner towards the garden. The sky is blue with light clouds.

A LARGE COMMUNAL GARDEN THAT IS CAREFULLY MAINTAINED

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

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CRAMOND, EDINBURGH



A HISTORIC FISHING VILLAGE
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.



SCHOOLS

State Schools: Cramond Primary School, St Andrew's Fox Covert RC Primary School, The Royal High & St Augustine's RC High Secondary Schools

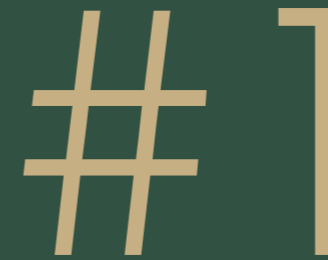
Independent Schools: Fettes College, The Mary Erskine School

CULTURE

Lauriston Castle, Cramond Island, Dalmeny House, Barnbogle Castle, Muirhouse Mansion

SHOPPING

Local convenience stores and supermarkets at neighbouring Silverknowes, high-street favourites at Craighleith Retail Park



A TRANQUIL, LEAFY GREEN VILLAGE SET AMONGST SCENIC SURROUNDINGS BY THE COAST AND THE RIVER ALMOND

LOCATION



Approximately six miles northwest of Edinburgh city centre

TRANSPORT



Bus – 4, 16, 21, 24, 26, 29, 37, 38, 41, 43, 47, 200

Skylink

SPORTS

Silverknowes Golf Course, Brunstfield Links Golfing Society, World of Football Marine Drive

PARKS

Cramond Beach, River Almond Walkway, Cramond Island, Silverknowes Beach

FOOD & DRINK

Traditional pubs, restaurants, takeaways, cafes



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



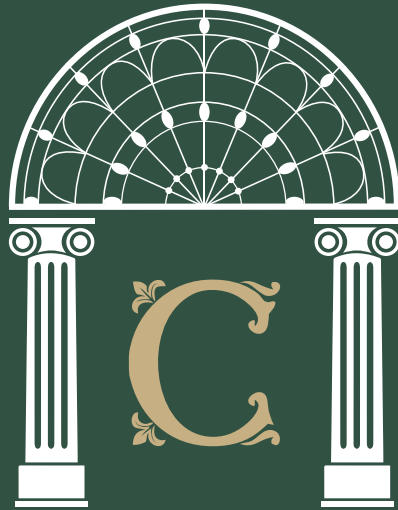
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.