

7 Cramond Avenue Edinburgh EH4 6QA

Offers Over £480,000

- Open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, rangemaster cooker and integrated appliances
- Two bay window double bedrooms
- Box room
- Bathroom fitted with three-piece suite and electric walk in shower
- Utility room
- Gas central heating and double glazing
- Private gardens to front and rear
- Off-street parking and single garage

Council Tax Band: Unknown

Tenure: Freehold

Shared Ownership: No



Detached

Blair Cadell is delighted to present this beautifully designed detached bungalow in the highly sought-after area of Cramond. With high-quality finishes throughout, this property is in move-in-ready condition, sure to attract a wide range of buyers.

The accommodation features an impressive open-plan kitchen, living, and dining area featuring Karndean flooring—an ideal space for hosting family and friends. The contemporary kitchen is equipped with stylish wall and floor units, a Rangemaster cooker with gas hob and double oven, integrated Bosch appliances, wine cooler and a spacious centre island perfect for meal preparation. The home offers two spacious double bedrooms and a large box room, perfect for a home office. The modern bathroom is fitted with Amtico flooring, a sleek three-piece suite and an electric walk-in rainwater shower. Additional amenities include a utility room with extra storage and a large conservatory at the rear, providing additional living space and loft space offering potential for further development subject to relevant planning permissions. The property benefits from gas central heating fitted in 2022 and double glazing throughout. Outside, you'll find expansive private gardens at both the front and rear, featuring a decked area perfect for summer barbecues and a play area for children. The property also offers off-street parking via a private driveway and a single garage, which provides extra storage space.

Located near the charming village of Cramond, this home is situated on the north-western edge of the city, just over four miles from Edinburgh's city centre and minutes from the city bypass, Edinburgh International Airport, the Queensferry Crossing, and the central motorway network. Frequent bus services (41) provide easy access to the city centre. Nearby schools include Cramond Primary School, The Royal High School, and Cargilfield Preparatory School. Local shops are available at the Barnton junction, while Davidson's Mains offers additional independent stores and a Tesco Metro. Larger retail options are found at the nearby Gyle Shopping Centre and Hermiston Gait. For leisure, enjoy scenic walks along Cramond Beach, or a short drive to South Queensferry, which offers additional walking paths and dining options. Cramond Kirk hosts numerous clubs and societies, and several local golf courses are close by, making this location ideal for an active lifestyle.*Please note, no warranties are provided for systems or appliances.*

Viewing by appointment on 0131 337 1800

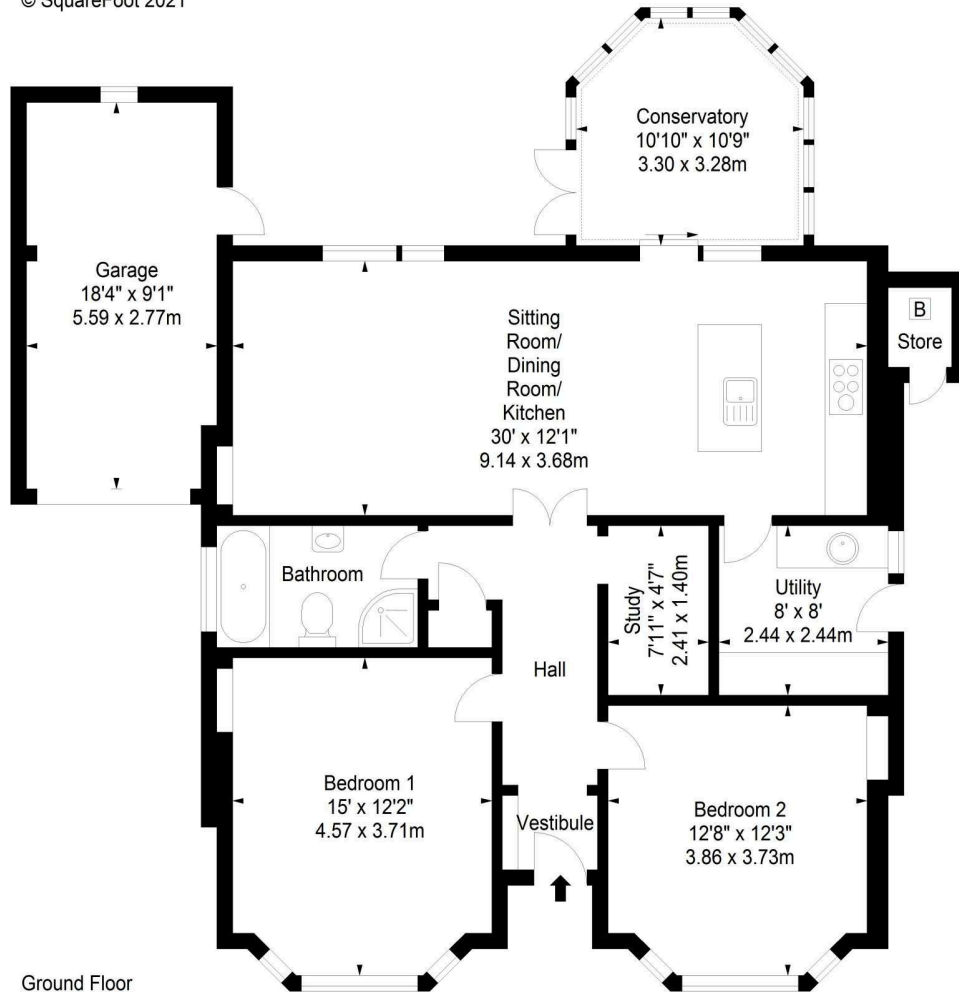
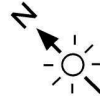




Cramond Avenue,
Edinburgh, EH4 6QA



Approx. Gross Internal Area
1289 Sq Ft - 119.75 Sq M
(Including Garage & Store)
For identification only. Not to scale.
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Ground Floor



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