

34 Cramond Terrace

Cramond
Edinburgh
EH4 6PN





Attractive detached bungalow set within beautifully maintained gardens and located in the highly regarded residential area of Cramond. The historic village of Cramond is located on the north western outskirts of the City, bordered by the Forth Estuary to the north and the City itself to the south. The area is considered to be one of the capital's most desirable residential suburbs and is located just over four miles from the City Centre and a short drive to the City by-pass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

There are excellent schools within walking distance including Cramond Primary School and The Royal High School, and in the private sector Cargilfield Preparatory School. Local shops include those at the Barnton junction where there is a Scotmid, a hairdresser, a gift shop/café, and a post office. The nearby village of Davidsons Mains offers further independent shopping facilities and a Tesco Metro. There is also a 24 hour Tesco in Corstorphine.



Cramond foreshore and yacht club are a short walk away along the banks of the River Almond where there are also a number of cafes/galleries and a path through Dalmeny Estate leads to the Hawes Inn in South Queensferry. There are several well regarded local golf courses and Cramond Kirk plays host to a number of clubs and societies. There are also local access points to the City's cycle path network.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale. Other items may be available through separate negotiation.

Property Details

- Entrance Vestibule with meters cupboard. Door to Hall.
- Welcoming entrance Hall with double cupboard.
- Bright Lounge with patio doors to conservatory. Window to rear overlooking garden. Feature fireplace with gas fire. Display recess. Open plan to Dining Room with space for large dining table and chairs. Sliding door to kitchen.
- Conservatory overlooking rear garden and with door to garden.
- Fitted Kitchen with matching wall and base units. The free-standing gas cooker is included in the sale together with the washing machine, dishwasher and fridge. Integrated microwave. Clothes pulley. Shelving. Door to garden. Window to rear overlooking garden.
- Double Bedroom with bay window to front. The wardrobe is included in the sale. Shelved cupboard.
- Second Double Bedroom with bay window to front. Extensive built in wardrobes provide ample hanging space and shelving.

- Shower Room with shower compartment with mixer shower. White two-piece suite comprising wash hand basin and WC. Mirror with shelf below.
- Inner Hall with window to side and staircase to Master Bedroom. Built in cupboard. Additional Under stair cupboard.

Upper Floor

- Large Master Bedroom with Velux windows to front and rear. Built in double cupboard. Extensive eaves storage space. Shelving.
- En Suite Bathroom with white three piece suite comprising bath with tap mixer shower and screen, wash hand basin and WC. Shaver point. Velux window to side.



Viewing: By appointment telephone Agents 0131 524 3800

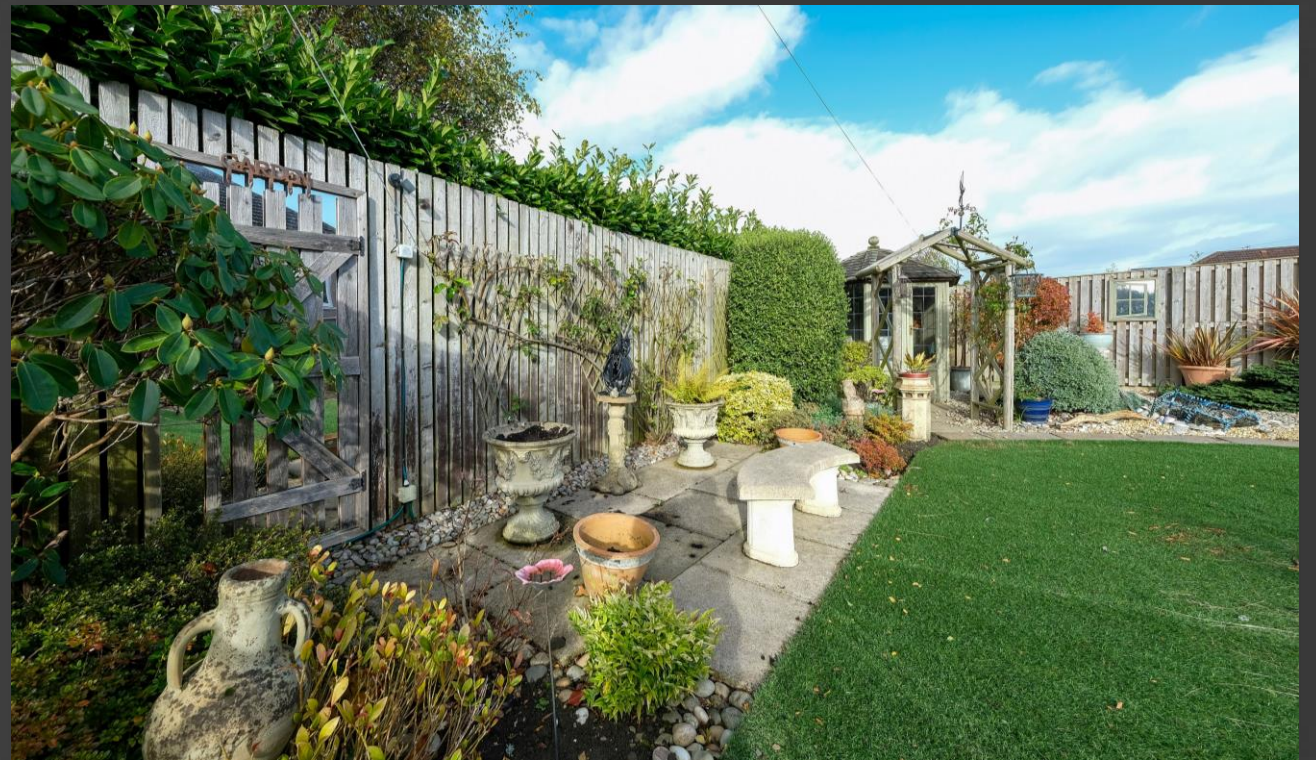














EXTERNAL

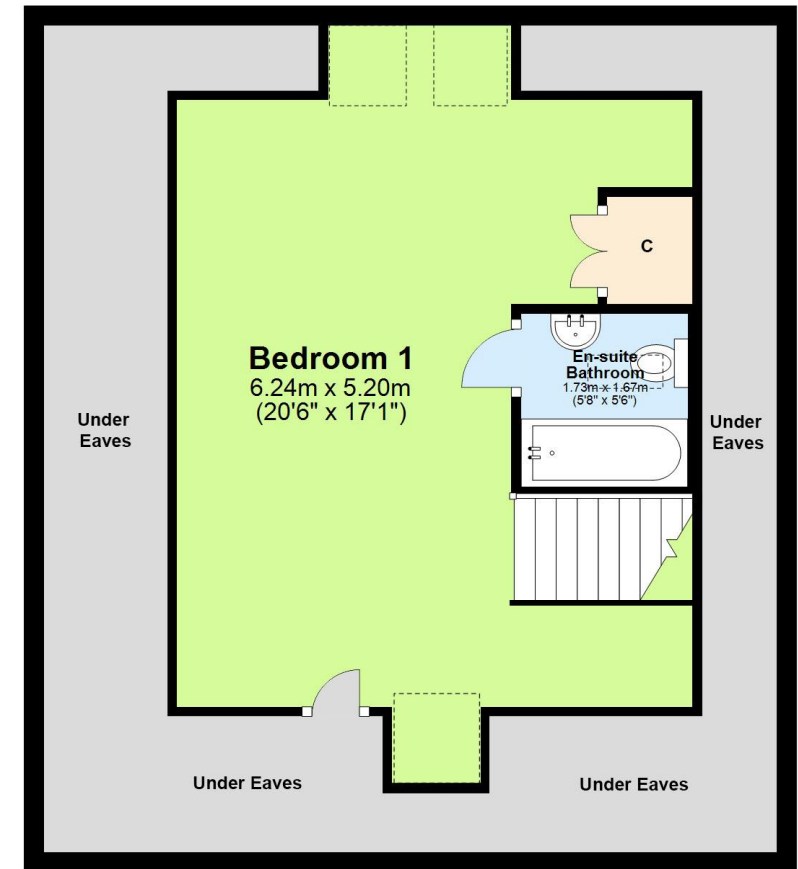
A long driveway provides off street parking and leads to a single garage with up and over door, power and light. The front garden features a lovely array of established plants and shrubs.

The rear garden is fully enclosed and has been attractively landscaped with a large artificial lawn bordered with a fabulous array of plants, shrubs and trees. The summer house is included in the sale.

- EPC Band - D
- Council Tax Band - F



First Floor
Approx. 62.7 sq. metres (675.3 sq. feet)





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