



Solicitors & Estate Agents










Offers Over

**£595,000**

## 8 Cramond Avenue

Cramond | Edinburgh | EH4 6PL

A superb opportunity has arisen to purchase this immaculately presented, extended detached bungalow, located in the ever-popular residential district of Cramond, close to excellent schools and convenient transport links. Offering well proportioned accommodation along with generous gardens, this property would make a fantastic family home and viewing is highly recommended.

-  4 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private front, side and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band – G



## Description

In true move in condition, you enter an entrance vestibule and welcoming hallway both with storage, and to your right is a bright and airy bay windowed reception room with feature fireplace. The dining kitchen which is a real highlight of the home, offers an extensive range of wall and base units with co-ordinated worktops, and is open to a wonderful family room, offering an ideal space for relaxing and entertaining, both with doors to the gardens. There are two good sized double bedrooms, one of which has a fireplace and the other built in storage, and a stylish partially tiled bathroom with a four piece suite including a double ended bath and shower cubicle with overhead rainfall shower.

Carpeted stairs take you to the upper landing which has a velux window and access to eaves storage. Completing the accommodation are two further bedrooms, one with a walk in wardrobe and fully tiled en-suite shower room, and the other with a built in wardrobe. The property further benefits from gas central heating and double glazing.





## Extras

All fixtures and fittings are included in the sale along with the gas hob and electric oven, and integrated washing machine and dishwasher.

## Gardens & Parking

A large front garden with lawn bordered by trees and shrubs welcomes you to the property, and to the side and rear is a fully enclosed garden laid to lawn with raised flower beds and a decked area making this an ideal place for dining in the warmer months, and offering a safe space for children and pets to play. There is a single garage with up and over door, power and light, a monoblocked driveway provides off street parking, and on street parking is also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





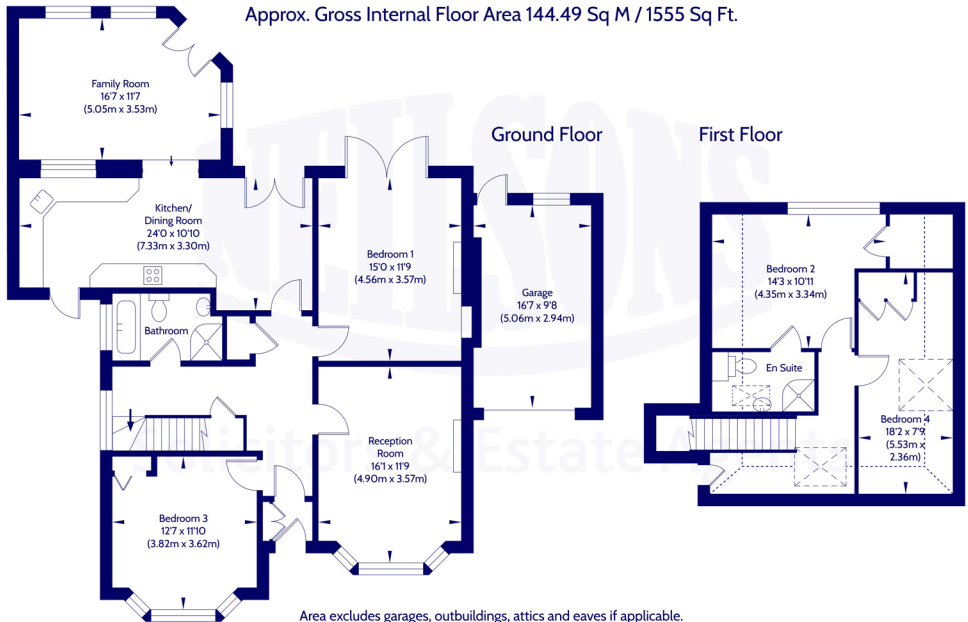
## Location

The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping available in neighbouring Davidson's Mains or Barnton. A choice of supermarkets are available a short drive from the property, along with the Gyle Shopping Centre providing a good choice of high street named shops and stores. Frequent local bus services provide swift access to the city centre and surrounding areas and by car the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 144.49 Sq M / 1555 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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