



13 Upper Cramond Court

Cramond | Edinburgh | EH4 6RQ

This delightful, terraced townhouse is pleasantly positioned within a quiet, leafy cul-de-sac setting in the highly regarded Cramond district of the city. Benefiting from an established private rear garden, driveway and integral garage, the property further benefits from beautifully maintained, extensive communal garden ground to the rear, providing a lovely backdrop and a great area for all the family to enjoy.

-  4 Bedrooms
-  2 Reception rooms
-  2 Bathrooms & WC
-  Private garden & communal factored gardens
-  Driveway & integral garage
-  EPC Rating – C
-  Council Tax Band – F



Description

The generous accommodation is laid out over three floors with the addition of a large, floored attic providing excellent additional storage provisions. Enjoying an abundance of natural light and enhanced with a light and neutral interior, the property comprises of an entrance vestibule providing direct access to the single garage with power and light. A welcoming hallway leads on from the vestibule with a split-level carpeted staircase leading to the upper floors. There is a useful under-stair storage cupboard and handy two-piece WC apartment. Located to the rear is an impressive, country-style kitchen/dining room with French doors leading to the private garden. The fully integrated kitchen has ample wall and base units with built-in electric hob, oven and hood, double Belfast sink and feature ceiling spotlights.

On the first floor is the generous, rear-facing reception room enjoying a delightful open outlook over the communal gardens. A modern shower room with white three-piece suite and the principal double bedroom are also located on this level, with the bedroom benefiting from built-in wardrobes and a private balcony, recently resurfaced with guarantee. The top floor houses two further double bedrooms, one fitted with built-in wardrobes and access to the floored attic via a loft ladder. The fourth bedroom is front facing and would make an ideal nursery or dedicated home office. Completing the accommodation is a further modern bathroom with white suite and Rainfall shower over bath. Further benefits include gas central heating and double glazing.



Gardens, driveway & garage

The property enjoys a private, established rear garden, complemented by beautifully maintained communal gardens beyond, providing an attractive backdrop and shared green space for residents to enjoy. The home also benefits from a driveway and an integral single garage providing excellent parking and storage.

Factor

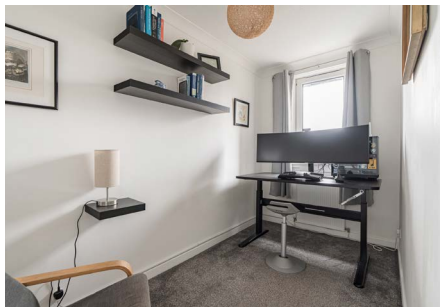
There is a factoring fee of approximately £130 per quarter, payable to Charles White, which covers the maintenance and upkeep of the communal garden grounds.

Extras

All fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob, oven and hood and the integrated appliances (fridge freezer and dishwasher). The washing machine located within the garage, media wall unit within the reception room and the EV charger can be made available by separate negotiation if desired. N.B the light shade at the bottom of the stairs, living room and office will not be included in the sale.

Viewing

By appointment through Neilsons on 0131 625 2222.





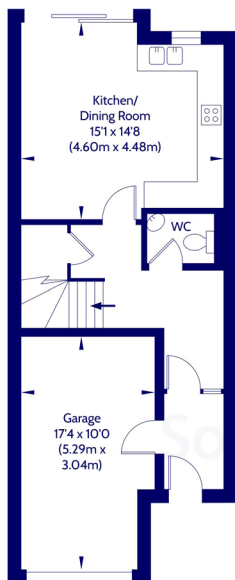
Location

Upper Cramond Court forms part of the much sought-after district of Cramond, ideally placed for excellent local amenities and commuting links. Daily shopping needs are met by local retailers in Barnton and Davidsons Mains together with larger supermarkets close at hand including Morrisons, Sainsburys and Marks and Spencer's at the Gyle Shopping Centre. Located on the North West of the City, Cramond is well served with easy access to the road networks heading West to Glasgow and North to the Queensferry Crossing. The City Centre and surrounding areas are easily accessible by means of excellent frequent public transport at hand linking the main Scottish motorway network and Edinburgh International Airport. Local attractions, leisure and recreational facilities include the beautifully tranquil River Almond, Cramond Village and Harbour, the Roman Fort, and walks along the southern shore of the Forth. Many golf courses, water sports and yacht clubs are also on offer in this attractive ever popular area. Excellent schooling can also be found within the immediate vicinity from nursery to school level.

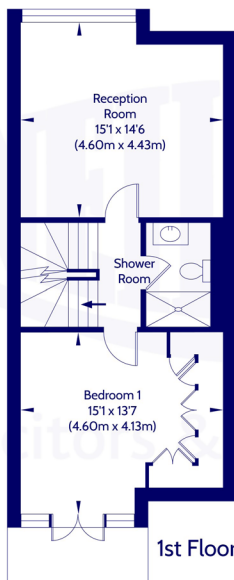




Approx. Gross Internal Floor Area 135 Sq M / 1459 Sq Ft.



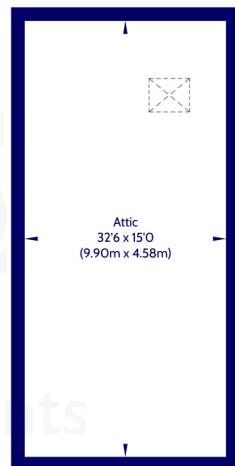
Ground Floor



1st Floor



2nd Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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