



Offers over £645,000

12 Avon Grove, Edinburgh, EH4 6RF



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2



Beautifully Presented Detached Six Bedroom Delightful South Facing Garden

Tucked away in a residential corner of Cramond this detached 6-bedroom family home provides extensive, versatile accommodation with ample off-street parking, a garage and sunny south-facing garden.

Detached Family Home; Cul-De-Sac Location; Entrance Vestibule and Hall; Sitting Room; Dining Room; Conservatory; Bright Modern Kitchen; Utility Room; Family Room/Bedroom; Principal Bedroom With En Suite Shower Room; Four Further Large Bedrooms; Family Bathroom; Shower Room; Separate Guest WC; Gas Central Heating; Double-Glazing; Delightful South-Facing Garden; Garage; Driveway Parking.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Living Room	16'6" x 13'8" (5.05 x 4.17)
Dining Room	12'4" x 10'4" (3.76 x 3.15)
Kitchen	12'2" x 356 (3.71m x 108.51m)
Family Room/Bedroom	17'5" x 8'5" (5.31 x 2.59)
Principal Bedroom	15'5" x 12'7" (4.72 x 3.86)
Bedroom 2	14'2" x 10'7" (4.34 x 3.25)
Bedroom 3	14'2" x 8'2" (4.34 x 2.49)
Bedroom 4	9'6" x 9'3" (2.90 x 2.82)
Study/Bedroom 5	11'5" x 9'8" (3.48 x 2.95)

LOCATION

Avon Grove is a residential no-through road in Cramond and number 12 is tucked away near the end. There are local shops and amenities located just moments away at the junction of Barnton Grove and Whitehouse Road, More extensive shops can be found a short distance away at The Gyle shopping centre or Hermiston Gait. The lovely village of Cramond is only a short distance away and offers charming walks along the promenade or on The River Almond. The nearby Cammo Estate also offers some peaceful country walks. Regular buses run along Whitehouse Road providing good links into the City Centre, whilst the motorist has excellent access to The City Bypass, Queensferry Crossing, Edinburgh International Airport and the wider motorway network.

EXTRAS

White Goods included in the Sale

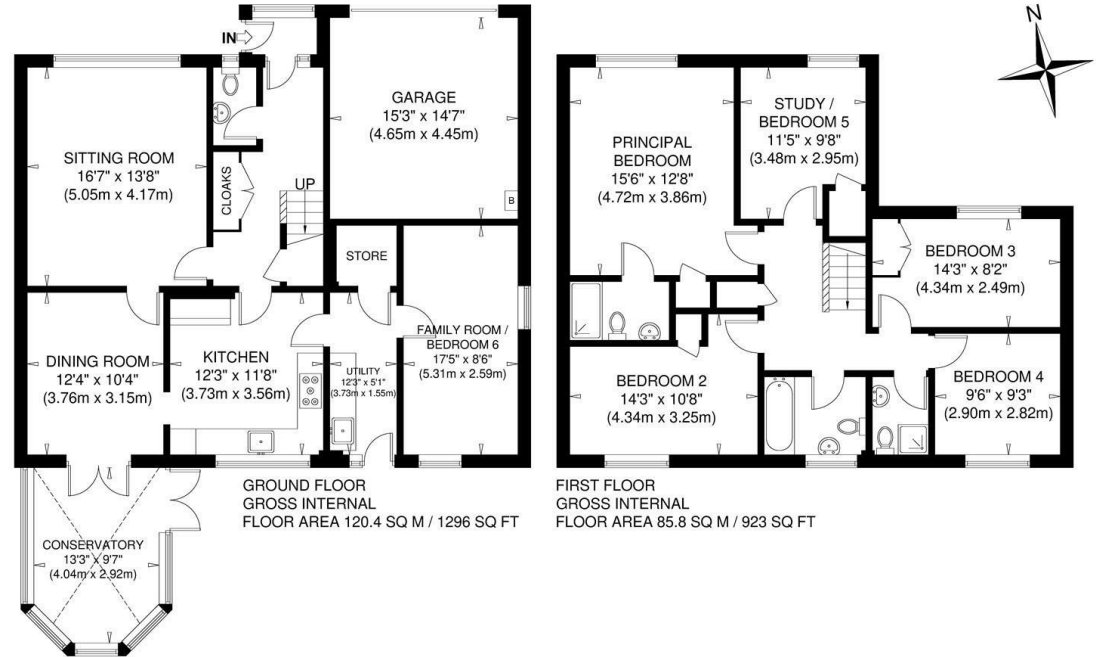
EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244





AVON GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 206.2 SQ M / 2219 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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