



89a Whitehouse Road, Edinburgh

Offers Over £1,050,000





## 89a Whitehouse Road

Edinburgh, Edinburgh

Carol Lawton at RE/MAX Estates present a Stunning detached family home in Cramond with modern amenities, luxurious bathrooms, NEFF appliances, spacious garden, and parking for 4 cars.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance Vestibule

4' 4" x 4' 7" (1.32m x 1.39m)

Entry is via elegant granite steps leading to a composite front door, opening into a welcoming hallway with wood laminate flooring, spotlight ceilings, and a fitted alarm system. There's ample space for coats, jackets, and shoes, with direct access to the main lounge.

### Open Plan Living Area

39' 3" x 15' 8" (11.97m x 4.77m)

**Open-Plan Living** This spacious open-plan living area seamlessly combines the kitchen, lounge, and dining spaces—perfect for modern family living and entertaining. **Dining Area** Features a large front-facing bay window, wood-effect laminate flooring, two vertical radiators, spotlights, and ample space for a dining table and freestanding furniture. **Lounge Area** Includes side-facing windows, a striking feature fireplace, wood-effect laminate flooring, spotlights, and generous space for relaxed family living. **Kitchen Area** Boasts a large granite island with storage, five-ring gas hob, extractor fan, and NEFF integrated oven, microwave, warming drawer, and dishwasher. Also includes a non-NEFF washing machine, sunken stainless steel sink with half bowl, space for an American-style fridge-freezer, granite worktops with wine fridge, wood laminate flooring, spotlights, and four rear-facing windows.

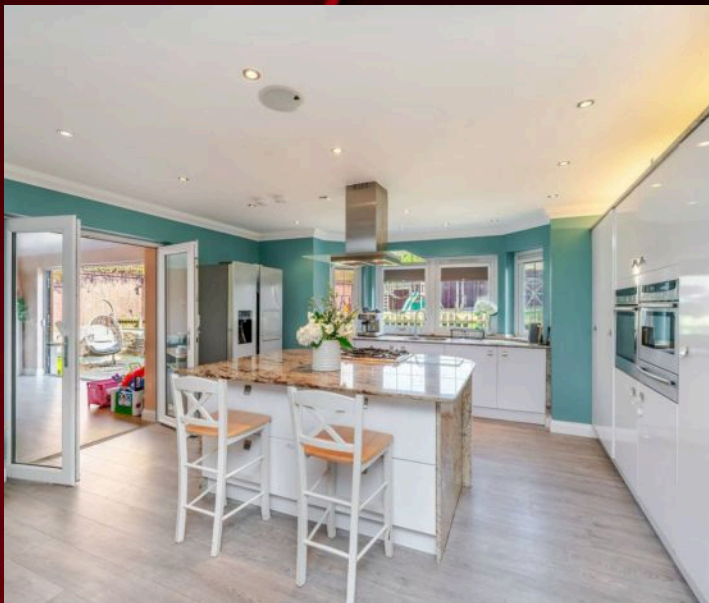
### Family Room

17' 5" x 11' 7" (5.30m x 3.52m)

This well-designed extension adds great value to the property, offering wood-effect laminate flooring, two electric radiators, and French doors that lead into the kitchen. The space is enhanced by spotlighting, with bi-folding doors as a standout feature, seamlessly connecting the room to a lovely patio and rear garden.

### Laundry Room

This convenient laundry room features a fully glazed PVC door to the side of the property, wood laminate flooring, and spotlight ceiling lighting. With ample storage cupboards, a stainless steel sink and drainer with mixer tap, and modern wet wall finishes, it's a practical space for washing and ironing. There's also space for both a washing machine and tumble dryer.







### **Guest Bedroom / Office Space**

13' 3" x 17' 5" (4.04m x 5.32m)

This versatile living space can be used as a family playroom, guest bedroom, or home office. It offers access to a Jack-and-Jill W/C and the laundry room. The room also includes two large storage cupboards with hanging rails, two vertical radiators, wood-effect laminate flooring, spotlight ceiling lighting, and a front-facing window with a pleasant view.

### **Cloak Room W/C**

7' 6" x 5' 3" (2.29m x 1.59m)

This convenient downstairs W/C features a modern vanity sink with a sleek tap, an opaque front-facing window, and stylish splashback tiling. Additional highlights include a radiator, decorative shelving, spotlight ceiling lighting, and wood-effect laminate flooring.

### **Upper Landing**

17' 7" x 8' 11" (5.37m x 2.72m)

The spacious upper landing features wood laminate flooring, large storage cupboards, and access to all four bedrooms. It also provides access to the attic space via a Ramsey ladder. A striking glass balustrade on the staircase adds a modern touch.

### **Primary Bedroom**

17' 3" x 13' 5" (5.26m x 4.08m)

The spacious primary bedroom boasts a bright and airy atmosphere, with French doors opening to a Juliet balcony and side-facing windows. It features two fitted double wardrobes, wood laminate flooring, two vertical radiators, and spotlight ceiling lighting. Additionally, it offers direct access to the ensuite.

### **Primary En-Suite**

10' 4" x 6' 4" (3.16m x 1.93m)

This generously sized ensuite bathroom features a large Jacuzzi bath with waterfall taps, a spacious chrome heated towel rail, and a walk-in shower cubicle with a sleek glass surround. The double round-bowl sinks are set in a stylish vanity unit, complemented by high-spec marble finishes. Additional highlights include LVT flooring, spotlight ceiling lighting, a mains-powered shower, and a side-facing window.







### **Bedroom Two**

13' 5" x 14' 4" (4.08m x 4.36m)

The lovely, spacious second bedroom features a front-facing bay window and triple fitted wardrobes. It offers direct access to the ensuite shower room and is finished with wood laminate flooring, vertical radiators, and spotlight ceiling lighting.

### **Bedroom Two En-Suite**

8' 10" x 5' 3" (2.68m x 1.61m)

Modern ensuite with stylish tiled walls and flooring, featuring a heated towel rail and a P-shaped bath with a shower over the bath, including a rainhead shower on the mains.

### **Bedroom Three**

9' 9" x 8' 9" (2.96m x 2.66m)

Bedroom Three features a front-facing window, wood laminate flooring, spotlight ceiling lighting, and a vertical radiator. It also offers fitted wardrobe space and direct access to the Jack-and-Jill bathroom.

### **Jack & Jill Bathroom**

12' 1" x 5' 5" (3.69m x 1.64m)

This large and spacious Jack-and-Jill bathroom, accessed via Bedrooms 3 and 4, features two large Velux windows that flood the room with natural light. Finished with wood laminate flooring and spotlights, it includes a W/C, a round-bowl vanity sink with a modern waterfall tap, a vertical radiator, and a stunning freestanding roll-top bath with claw feet and a mixer tap with handheld shower.

### **Bedroom Four**

8' 7" x 9' 5" (2.62m x 2.86m)

Bedroom Four is a generously sized room featuring a rear-facing window, wood laminate flooring, spotlight ceiling lighting, a vertical radiator, and a fitted wardrobe. It also benefits from direct access to the Jack-and-Jill bathroom.

### **Attic**

19' 3" x 11' 1" (5.86m x 3.38m)

Spacious attic room featuring Velux windows, spotlight lighting, two radiators, and fully laid wood laminate flooring. Ideal as a multifunctional space or excellent for additional storage.







## REAR GARDEN

This large, fully enclosed rear garden features a spacious lawn, a patio area, and paved pathways. Toward the back, there's a barked play area with wooden play structures—perfect for children. Additional highlights include a side gate, outdoor lighting, and an external water tap.

## FRONT GARDEN

The front garden features well-maintained bordered areas with a variety of plants, trees, and shrubs, along with a neatly kept lawn, adding to the property's kerb appeal.

## DRIVEWAY

### 4 Parking Spaces

This attractive monoblocked driveway is accessed via secure electronic gates and is fully enclosed, offering parking for up to four vehicles.









Approx. Gross Internal Floor Area 2728 sq. ft / 253.54 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.

Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

