



Cramond

27 CRAMOND GARDENS, EDINBURGH, EH4 6PT

Nestled within a tranquil residential street in the sought after Cramond area lies this outstanding four double bedroom detached villa. This property offers superb flexible family accommodation with generous private gardens and drive-in, close to excellent amenities.



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- Vestibule and Hall
- Lounge
- Kitchen/Dining Room
- Family Room
- Study/Bedroom
- Utility Room and WC
- Four Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Access to floored attic with Ramsay ladder
- Double Glazing
- Garage and EV Charger
- Generous Mono-block Drive-in
- Extensive Private Gardens
- Excellent Storage

DESCRIPTION

27 Cramond Gardens is a beautiful and large family home, hosting an extensive landscaped rear garden. The detached villa is of a high standard and offers superb flexible family accommodation. The property entrance is through the bright vestibule with cloakroom, leading to the open hallway. The quality wooden flooring continues throughout the ground floor. The large sunlit lounge enjoys light from the picture frame window and French doors which provide access to a study/bedroom 5 with Patio doors overlooking the rear garden. This room leads to the charming family room with further Patio doors with open views to the garden. The outstanding kitchen dining room has dual access (open plan) from the family room and entrance hall. The large superb modern fitted kitchen boasts an excellent range of top and bottom units complemented with under and plinth lighting. There is ample room for a dining table and chairs adjacent to the French doors which lead to the terrace. The property benefits from a sizable utility room, and a WC located off the Dining area. The bright upper landing benefits from a large window in the hall. All four double bedrooms have fitted wardrobes. The master and second bedrooms are generous in size. The two remaining double bedrooms offer extensive storage and look out to the tranquil rear garden. There is also a large airing cupboard with shelving, on the top landing. To complete the accommodation is a beautiful fully tiled family bathroom with a bath, separate shower cubicle, fitted vanity unit, bathroom cabinets and storage. The property has gas central heating, double glazing and there is a private garden to the front, single garage, an EV Charger to the side of the garage and a generous monobloc drive-in providing excellent off-street parking. The rear garden is of notable interest, it is sunny and south-facing and

completely secluded with a screen of trees at the back. The large terrace area stretches the length of the whole rear of the house, with an area for eating outside. The extensive lawn is surrounded by hedges and fencing, and a variety of plants and shrubs, raised beds, pebble pathways and the original drying poles. There is also a very large, lockable garden shed providing even more storage. Early viewing is highly recommended to fully appreciate the quality of the accommodation on offer.

LOCATION

Cramond is a highly sought-after area to the northwest of the city centre sitting at the mouth of the River Almond. While retaining a village presence Cramond is also perfectly placed to provide easy access into the city, as well as the Edinburgh City Bypass. Cramond Gardens is within walking distance to Cramond Village, featuring leisurely promenade beach walks providing beautiful views of the Firth of Forth and a variety of bistros and cafes and also pastoral woodland walks along the River Almond. This historic Village also has the remains of a Roman Fort and a 17th Century Kirk. Excellent shopping facilities can be found at the well-regarded Gyle Shopping Centre, Craighleith and Hermiston Gait Retail Parks providing a wide variety of high street shops and Supermarkets (M&S, Morrisons, Sainsbury's and Tesco's) which are all just a short drive away. Within the locality at Barnton and Davidson Mains there is an excellent range of local shopping including a Tesco's and independent bars and cafes. For the cycle enthusiast the area has cycle runs on the vast cycle network. Further recreational facilities are also plentiful with the prestigious Royal Burgess, Bruntsfield Links and Silverknowes golf courses. Good public bus services operate to the City Centre and beyond. The City Bypass, M8/M9/A90 and Queensferry Crossing to Fife are also all readily accessible as is Edinburgh International Airport and Edinburgh Park Railway Station.

The area is served by a fantastic variety of schooling at all levels in both the independent and state sectors.

EXTRAS

The curtains and blinds, light fittings, hob, double oven, microwave, extractor hood and integral dish washer and fridge freezer are included in the sale.

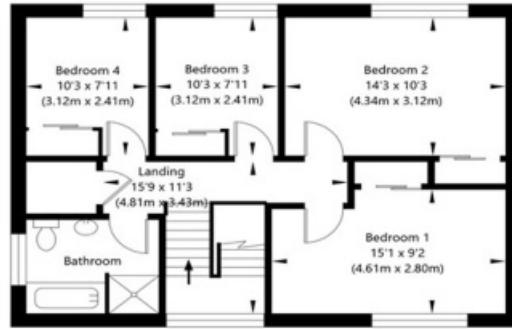
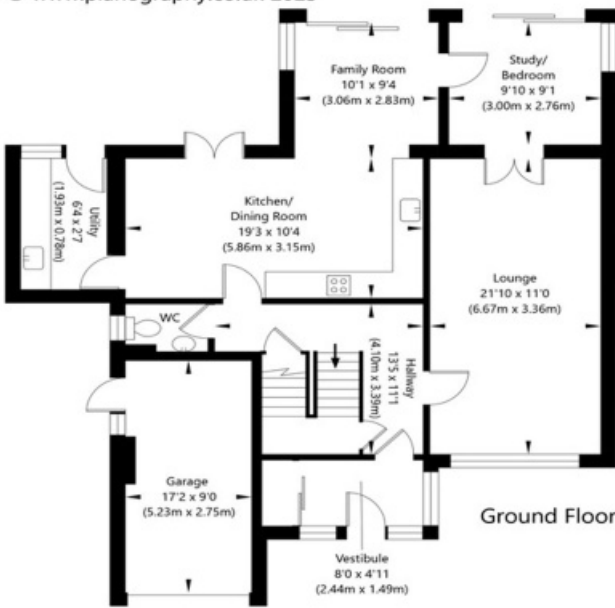
COUNCIL TAX
BAND G







Approx. Internal Area 150.15 Sq M / 1616 Sq Ft.
Approx. Internal Area Including Garage 164.66 Sq M / 1773 Sq Ft.
Not to scale. For identification only.
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Ground Floor

First Floor

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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.