



Essex Brae, Cramond, EH4

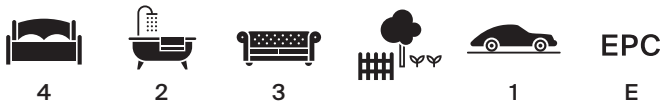
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## A four bedroom family home with a **south-facing garden** in a prime Cramond address.

This charming, detached house has a bright, welcoming feel and is ideal for families looking to live in the Cramond area. The current owners have been here for many years, and it has clearly been a much-loved family home.



<b>Offers Over</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£760,000	Freehold	The City of Edinburgh Council	Band G

The ground floor provides excellent living and entertaining space. The kitchen/breakfast room is at the heart of the house, flanked by the conservatory and dining room on one side and the study and sitting room on the other. The main sitting room is a particularly beautiful room. Running the full depth of the house, it features an attractive fireplace and double doors leading to the garden. Completing the ground floor are a laundry room, utility room, and WC.





Upstairs, the principal bedroom is generously proportioned with built-in wardrobes and a view across the garden. There are three further bedrooms, a family bathroom, and a shower room.

Outside, there is a lovely south-facing garden with a large lawn, terrace areas for outdoor dining, and mature borders. There is an area of garden to the front, as well as off-street parking. The house has a particularly private feel thanks to a hedge that shields it from the road.

## Location

Essex Brae is situated in the highly sought-after leafy residential area of Barnton, approximately two miles west of Edinburgh's City Centre. The house benefits from this peaceful location whilst having easy access to the City Bypass, the motorway network and The Queensferry Crossing. Edinburgh International Airport is approximately 4.6 miles away. There is a large range of excellent shopping facilities within close proximity, including Craighleith Retail Park, Marks & Spencer and Sainsbury's.



Nearby recreational facilities include The Royal Botanic Gardens, the extensive grounds of Lauriston Castle, Inverleith Park, Cramond Yacht Club, and The Royal Burgess, Bruntsfield, Murrayfield and Ravelston golf clubs. The house is in the catchment area for Cramond Primary School and The Royal High School. Cargilfield School, Erskine Stewart's Melville Schools, Fettes College, The Edinburgh Academy and St George's School for Girls are also all nearby, making this an ideal location for families.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

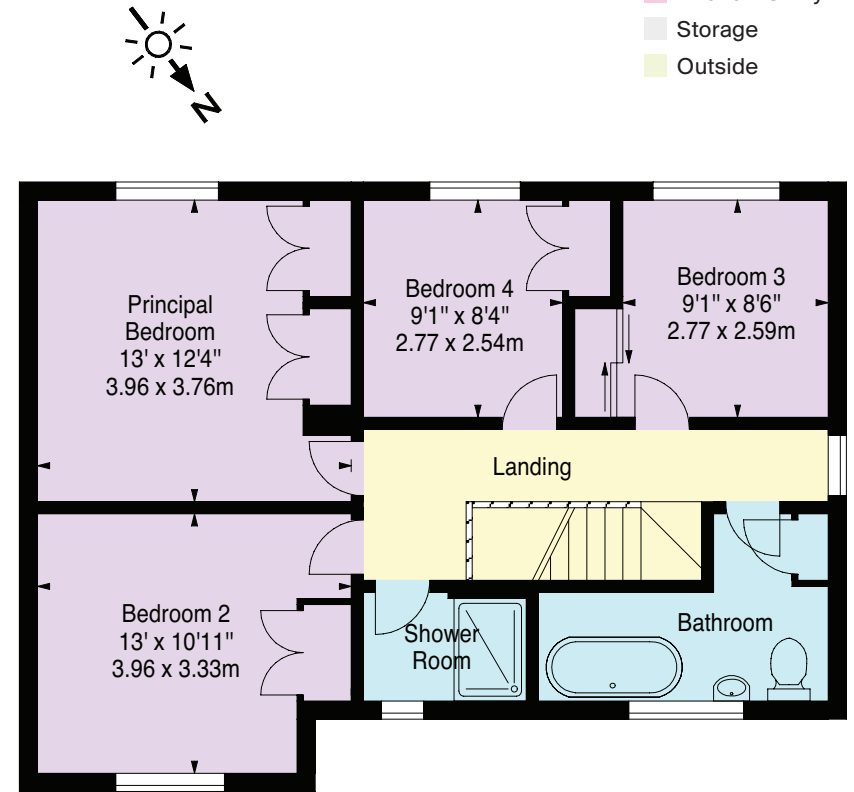
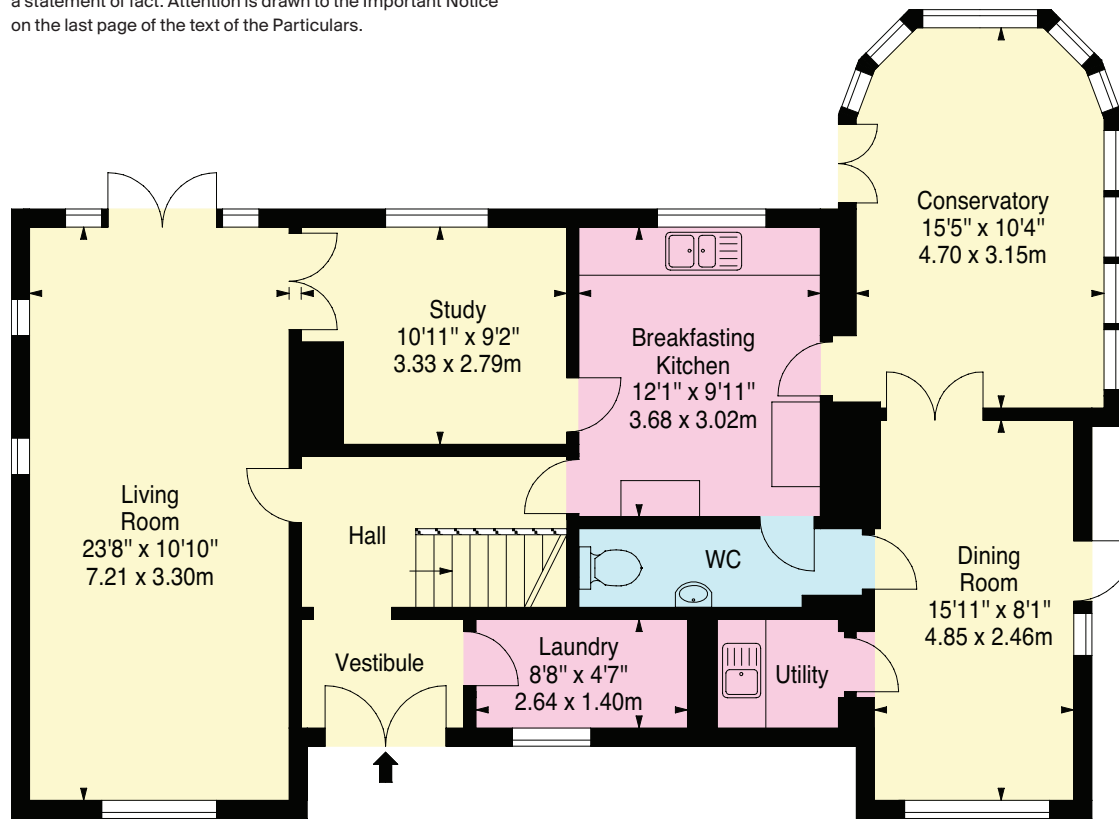


## Approximate Gross Internal Floor Area

1753 Sq Ft - 162.85 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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