



11 Upper Cramond Court
Cramond, Edinburgh, EH4 6RQ



VMH SOLICITORS



11

Upper Cramond Court, Cramond

Occupying a quiet and leafy cul-de-sac position, this mid-terraced townhouse boasts spacious and flexible family accommodation arranged over three floors.

- Entrance vestibule & Reception hall
- Sitting room
- Kitchen/Diningroom
- Master bedroom with balcony off
- 2 further double bedrooms
- Bathroom
- Shower room
- Separate w.c.
- Garage & driveway
- Private garden to rear

Home Report: £440,000

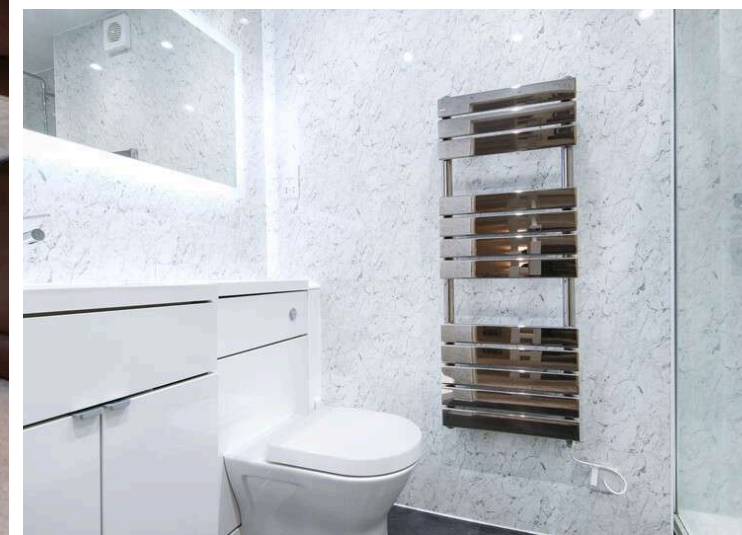
EPC Rating: C

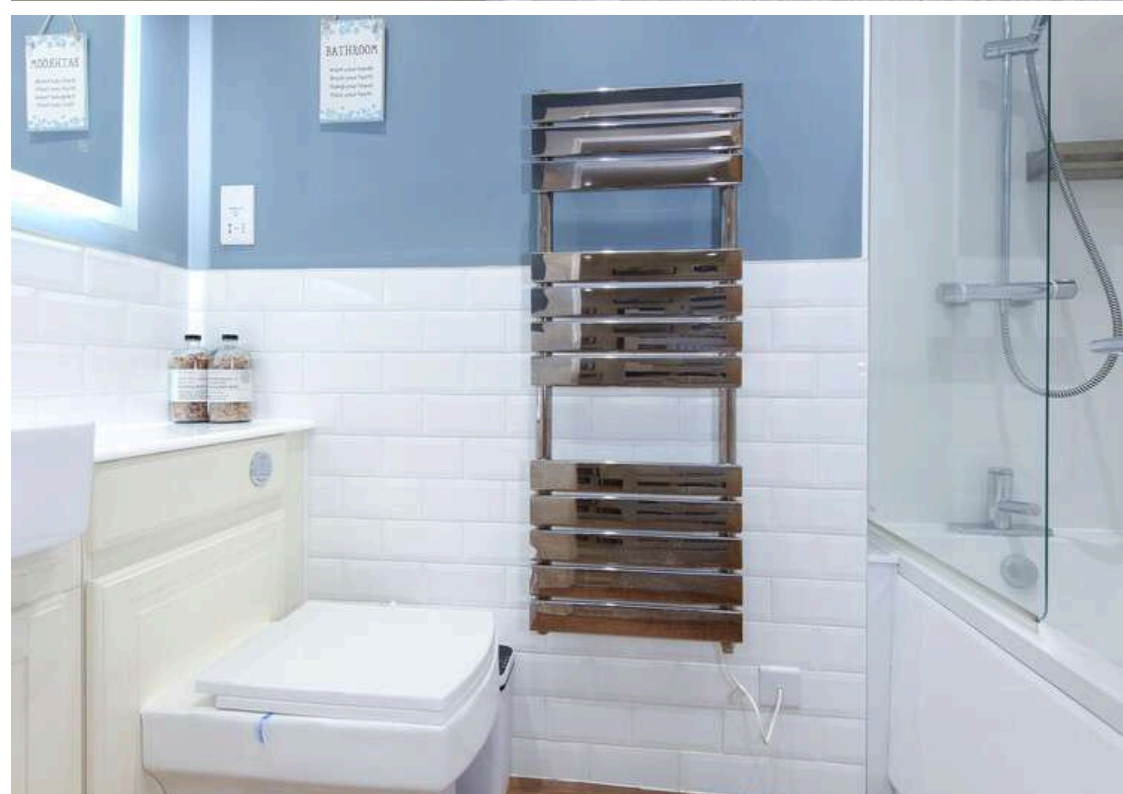
Occupying a quiet and leafy cul-de-sac position in this mature and highly regarded residential district to the north-west of the City Centre, this mid-terraced townhouse boasts spacious and flexible family accommodation arranged over three floors.

At ground floor level, the entrance vestibule leads into a broad reception hall and also has an inner door to the integral garage. The hall in turn provides access to the cloakroom/WC and kitchen/dining room, which has double glazed doors to a private rear deck and garden. The first floor accommodation comprises sitting room, shower room and master bedroom with full-length built-in wardrobes and west-facing private balcony. On the upper floor, there are two further double bedrooms and a bathroom with shower. There is also a fully floored attic. Gas central heating and double glazed windows help ensure a warm yet cost-effective home and the newly decked private rear garden provides direct access to a large mature area of shared garden ground adjacent. A driveway to the front affords off-street parking and leads to the integral single garage which benefits from an electric door and dog bath.

Extras: To include all fitted carpets and fitted floor coverings, curtains, shutters, light fittings, dishwasher and Aga. The Quooker instant hot tap is available by separate negotiation.

Factor: The development is factored by Charles White with the current charge being approximately £125 per quarter.





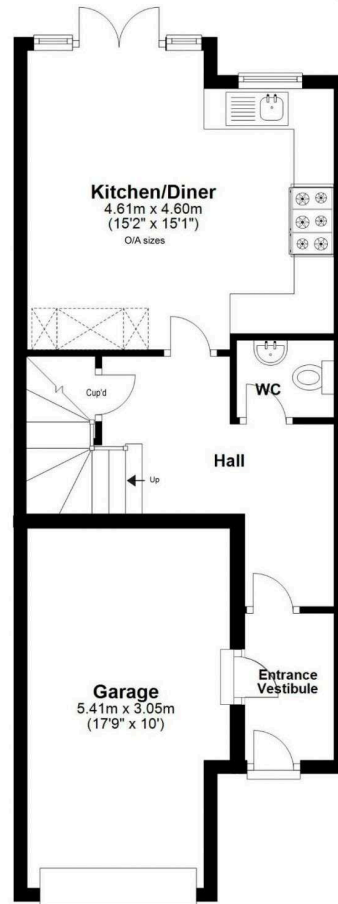


A historic fishing village of traditional limerendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just four miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade stretches all the way to Granton Harbour and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre.

Total Area: approx. 150.5 sq.metres (1620.4 sq. feet)

(Including Garage)

Floorplan and Sizes are for illustrative purposes only. Not to scale



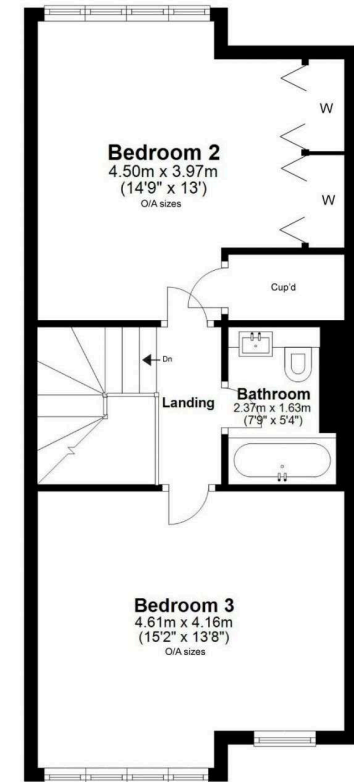
Ground Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



Second Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



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