

Jardine Phillips  
Solicitors • Estate Agents

CRAMOND

15 CRAMOND VALE  
EH4 6RB



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EPC RATING: C

FIXED PRICE £470,000

## PROPERTY DESCRIPTION

- Hallway with downstairs wc & understairs storage
- Large bright sitting room with floor to ceiling windows overlooking the rear garden
- Dining kitchen with a great range of cream high gloss units & integrated appliances, space for a dining table, designer radiator, boiler and door to the rear garden
- Flexible downstairs room which could be bed 4, a study, dining room or a fabulous family room
- Master bedroom to the front with good range of wardrobes with sliding doors
- Ensuite shower room with quadrant shower cubicle, sink, wc & storage cupboard
- Double bedroom two with views over the rear garden and bespoke cabin bed
- Bedroom three with single cabin bed
- Fully tiled family bathroom with bath, separate shower cubicle, wall hung sink, wall hung wc & heated towel rail. There is also access to the partially floored attic from this room
- Gas central heating from Worcester boiler installed 18 months ago & double glazed windows
- Lawned garden to the front and off street parking, together with the attached garage
- Good sized part walled rear garden with lawn, patio, shed & new fencing



## VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





## DELIGHTFUL FOUR BED LINK DETACHED VILLA IN PICTURESQUE CRAMOND CUL DE SAC

This modern spacious property would make a perfect home for a family or for young professionals working from home. There is off street parking to the front and gardens front & rear. Potential to extend. Situated a few minutes' walk from the River Almond Walkway leading to Cramond Beach and Cramond Primary school. Easy access both into the city centre and out to the motorway network.

### AREA

Cramond is an extremely desirable, historic residential district with a quaint coastal ambience, just six miles to the north west of Edinburgh and within easy reach of the City Centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour provide a tranquil break from the hustle and bustle of the capital. There are plenty of traditional pubs & bistros to visit and lovely walks along the banks of the River Almond which can be accessed directly from the cul de sac. There are a wealth of local amenities in neighbouring Barnton and Davidsons 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, being within the catchment for Cramond Primary School and The Royal High School, and some of Edinburgh's finest independent schools are also within easy reach. Thanks to its position, Cramond enjoys close proximity to Edinburgh City Bypass, the Queensferry Crossing and Edinburgh International Airport.

Outstanding public transport links, as well as an extensive network of cycle paths, also provide easy access into the city centre.

### EXTRAS

The blinds/curtains, light fittings, Siemens gas hob, oven, Siemens cooker hood, microwave oven, dishwasher, fridge freezer (2 years old), washing machine, two cabin beds, trampoline, shed and swing are included in the sale. The dark wood sideboard in the lounge from Richard F Mackay may be available by separate negotiation.

### HOME REPORT VALUATION

£475,000

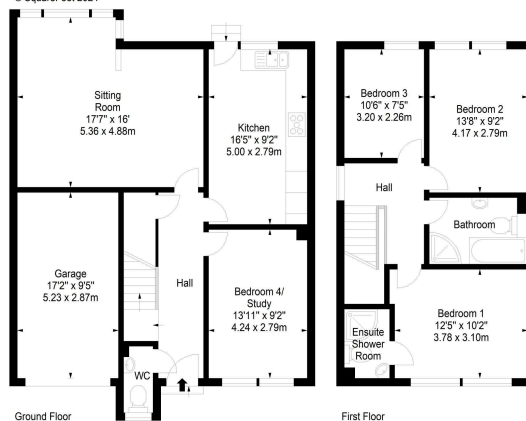


Sitting room	17'7 x 16' (5.36 x 4.88m)
Kitchen/diner	16'5 x 9'2 (5.00 x 2.79m)
Bed 4/study	13'11 x 9'2 (4.24 x 2.79m)
Bedroom 1	12'5 x 10'2 (3.78 x 3.10m)
Bedroom 2	13'8 x 9'2 (4.17 x 2.79m)
Bedroom 3	10'6 x 7'5 (3.20 x 2.26m)
Garage	17'2 x 9'5 (5.23 x 2.87m)

Cramond Vale,  
Edinburgh,  
Midlothian, EH4 6RB



Approx. Gross Internal Area  
1416 Sq Ft - 131.55 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

