



28 Essex Road
CRAMOND | EDINBURGH | EH4 6LJ

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Nestled in the prestigious coastal suburb of Cramond, this detached family home stands as a testament to refined family living amidst Edinburgh's serene residential tapestry boasting multiple reception rooms which lends itself to various living configurations to suit the needs of the owner. This splendid four-bedroom house, encompassed by stunning mature, landscaped gardens, beckons with the promise of space, privacy, and the quintessential comfort of home. As one approaches the property, the charm is immediate-two separate driveways frame the home with one leading to attached single garage, offering ample parking for multiple vehicles. The entrance vestibule welcomes you into a generously sized hallway, complete with a convenient WC and a warm invitation to explore further. In this home lies a breakfasting kitchen adorned with a breakfast bar, seamlessly transitioning into a sizeable utility room with rear garden access. The dual-aspect living room, graced with a feature fireplace, provides an elegant setting for relaxation, while the bay-windowed family room, aglow with natural light, leads to an elegant sun room where views abound and double-glazed doors offer direct garden access. The dining room enjoys views to the front garden but would just as easily be adaptable to a fifth bedroom. Moving upstairs, the well-appointed master bedroom, boasts integrated storage and an ensuite shower room with a stylish walk in shower. There are three additional good-sized bedrooms, two with integrated storage, ensuring ample space for the entire family, alongside a study that presents an ideal home office and a family shower room. Externally, the stunning landscaped front and rear gardens invite tranquility, the generously sized rear garden features a sizeable patio area, water features, and a shed-all contributing to a sanctuary for both recreation and repose. This property, enveloped by high hedging for privacy, is a family haven waiting to be cherished. It is an exceptional offering on the Edinburgh real estate market, promising a lifestyle of comfort and distinction.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Four bedroom family home set in sought after Cramond nestled between stunning mature landscaped gardens
- Entrance vestibule and generously sized hallway with WC off
- Well-equipped breakfasting kitchen with breakfast bar leading to
- Generously sized utility room with door access to rear garden
- Dual aspect living room with feature fireplace
- Bay windowed family room with feature fireplace leading to sunny
- Sun room which enjoys views and double glazed doors give direct access to rear garden
- Dining room which could be utilised as a fifth bedroom
- Master Bedroom with integrated storage benefiting from ensuite shower room with stylish walk in shower
- Three further good sized bedrooms (two with integrated storage)
- Study or ideal home office
- Family Shower room
- Stunning landscaped front and rear gardens, the rear mainly laid to lawn with two patio areas, water features and shed for external storage
- Two private driveways
- Attached single garage
- Partially floored attic

All integrated appliances including dishwasher, washing machine, separate dryer and large fridge freezer will be included in the sale, along with the lounge wall unit and all carpets, curtains and blinds.

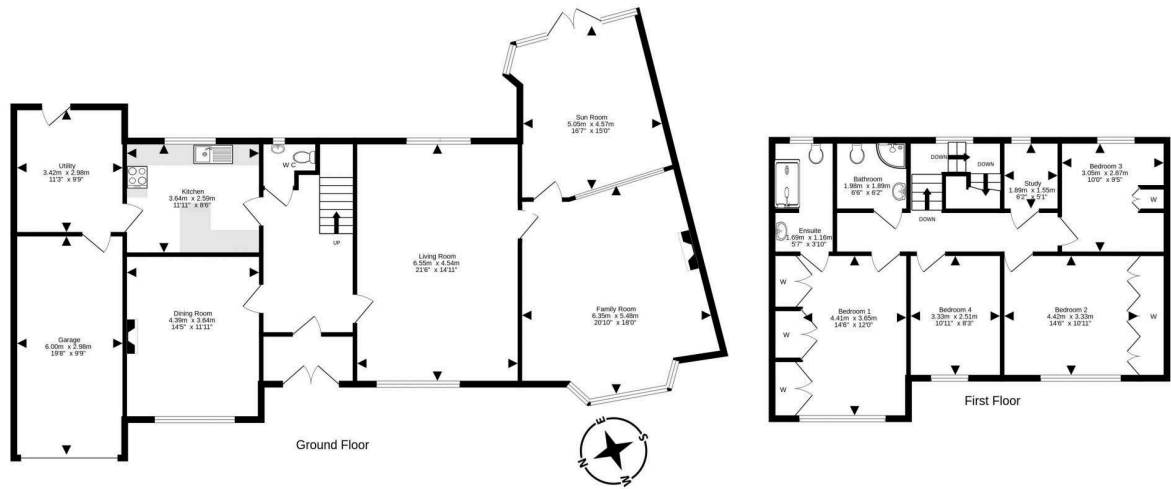
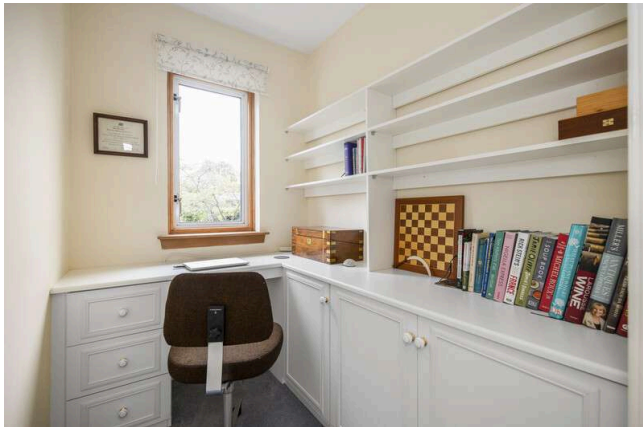
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Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School, Stewart's Melville, as well as the highly ranked local authority Royal High School and Cramond Primary which is only a ten minute walk . In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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