



37 Cramond Gardens
CRAMOND | EH4 6PT


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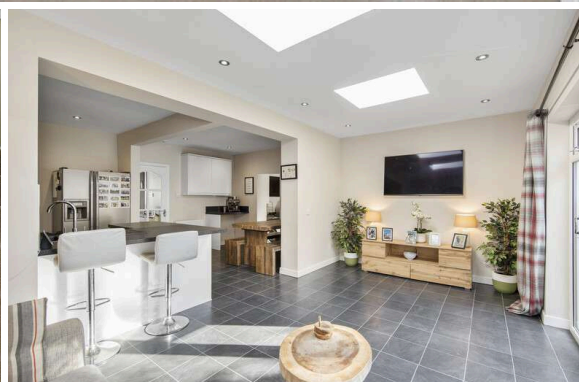
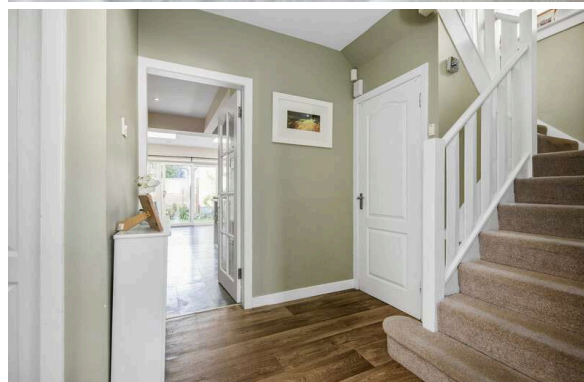
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Viewing is highly recommended of this superb five bed link detached villa, boasting exceptionally spacious and flexible family sized accommodation with an on-trend finish, and benefiting from a particularly sunny and well screened private garden. The property is peacefully positioned on a much sought after development with easy access to charming Cramond village and the waterfront.

There's more than ample room for families to spread out within this lovely home, which benefits from all modern comforts. Facing to the front is a generous sized living room with a large picture window and a focal point of a stone mantelpiece fitted with living flame effect gas fire. The hub of the home is the fashionable open plan public space to the rear, where you'll find a light filled family room with two rooflights installed for additional natural light and glazed doors to the garden, lying open plan to an attractive white gloss fitted kitchen with space for dining and a handy utility room off. A multi purpose room, also at ground floor level, could be utilised as a fifth bedroom, working from home space or a children's play room.

On the upper floor are four double sized bedrooms, each with built-in storage space, and the family bathroom which was re-fitted in 2019. To the front of the house, the private garden can double up as a driveway for up to two vehicles. The fully enclosed suntrap rear garden has a preferred south-facing aspect and features an artificial lawn for easy maintenance, surrounded by an excellent choice of mature growing stock in the borders.



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





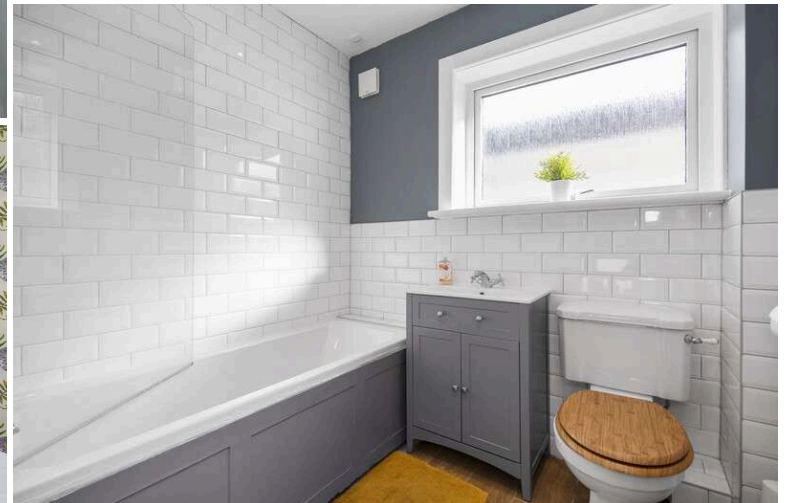
- Comfortable living room
- Light filled family room with access to garden
- Large stylishly fitted out kitchen/dining room
- Handy utility room
- Downstairs bedroom 5/playroom/home office
- Four double sized bedrooms on upper floor
- Built-in storage in each bedroom
- Family bathroom
- Ground floor WC
- Entrance vestibule and hallway
- Part floored loft with light and ladder access
- Gas central heating and double glazing
- South-facing rear garden
- Front garden/driveway

EPC C.

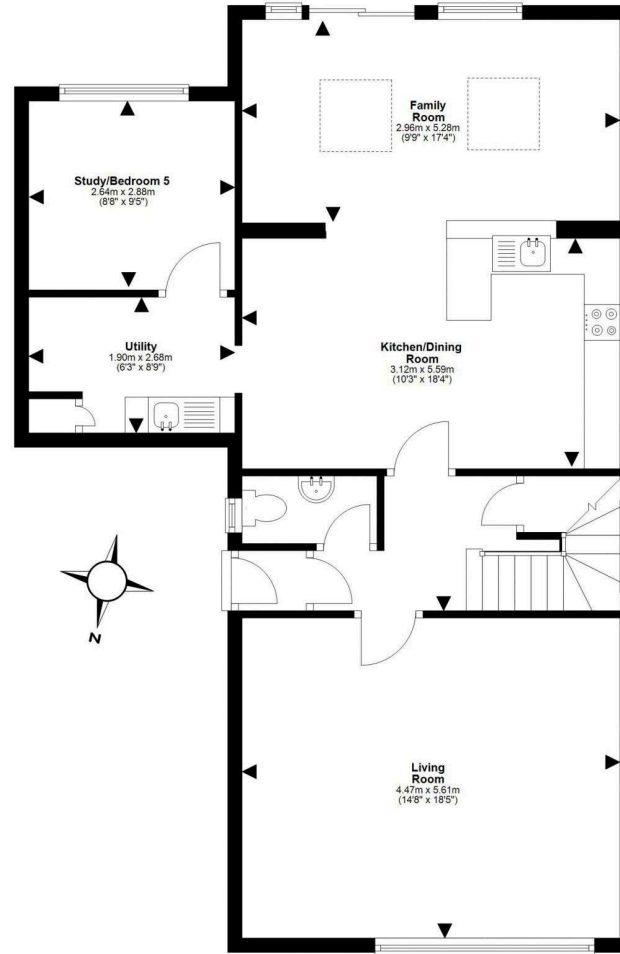
All fixtures, fittings and integrated appliances will be included in the sale while other items can be available with separate negotiation.



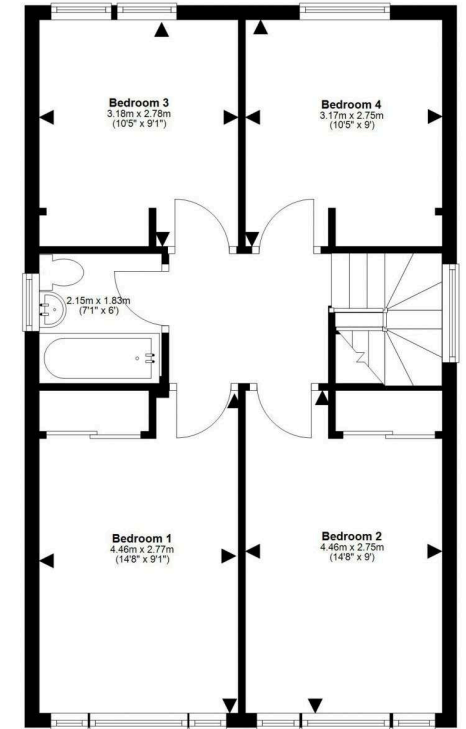
Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops 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 and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.







Ground Floor



First Floor

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