



26 Cramond Vale  
CRAMOND | EDINBURGH | EH4 6RB

  
**warners**  
solicitors & estate agents









## 26 Cramond Vale

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Must be viewed - superbly presented link detached villa featuring exceptionally light, spacious and flexible family living space, a large, beautifully stocked private garden and double garage. The property boasts an enviable, tucked away cul-de-sac setting close to the leafy River Almond walkway leading to the beach and has easy access to local amenities, schools and great transport links.

No 26 Cramond Vale is one of the larger house types on this exclusive development, ensuring there's plenty of space for a family to spread out. To the rear of the property, with a most pleasant outlook across the garden, you'll find public rooms including a particularly large living room with patio door access directly out to the garden, and a cosy snug or home office fitted with a fireplace. Tasteful pale tone units within the dining kitchen provide more than ample storage space and there's a handy utility room lying off this room. The formal dining room facing to the front could be utilised as a fifth bedroom if required, and a WC is located just opposite, off the hallway. A handy walk-in wardrobe and fully tiled en-suite with mixer shower are benefits offered within the principal bedroom. Completing the upstairs accommodation are three further bedrooms, one with built-in storage, and a family bathroom attractively fitted out with a bath and separate shower cubicle with electric shower. Additional storage facilities include cupboards off the entrance hall and landing, plus a part floored loft.

A generous sized and fully enclosed private rear garden offers space for adults to relax and children to play in safety. A superb variety of growing stock bordering the lawn and patio area ensures colour and interest throughout the year. Here you'll also find a summerhouse, pergola, potting shed and two storage sheds. The property has the benefit of a double garage with fitted units, light and power, accessed via an electric door from the driveway. Easily maintained private ground to the front features an artificial lawn and plenty of growing stock.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.







- Excellent family living space
- Entrance hall with WC off
- Living room with patio doors
- Snug/study with fireplace
- Dining room/bedroom 5
- Fitted dining kitchen
- Utility room
- Upper landing/cupboard and part floored attic storage

- Bedroom 1 with walk-in wardrobe and en-suite
- Bedrooms 2-4
- Family bath/shower-room
- Gas central heating, double glazing, security alarm
- Immaculate private gardens including a summerhouse
- Driveway leading to double garage with power
- Quiet cul-de-sac position close to great transport links

All integrated kitchen appliances, curtains and blinds are included in the sale

Other items of furniture may be available to purchase by separate negotiation with the seller

EPC Rating D

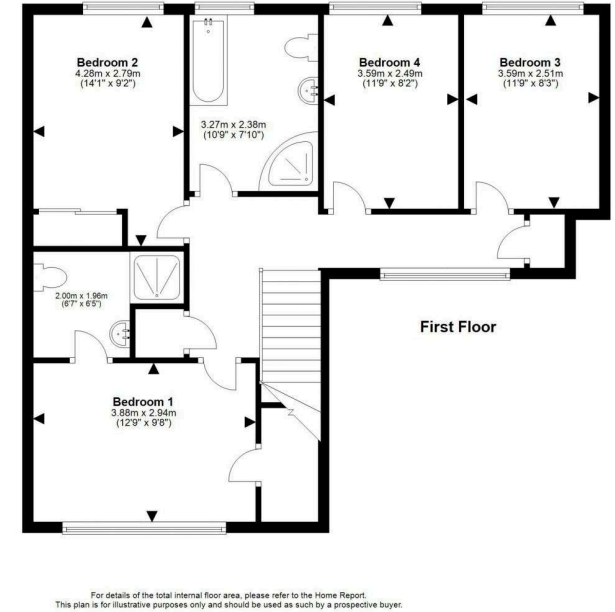
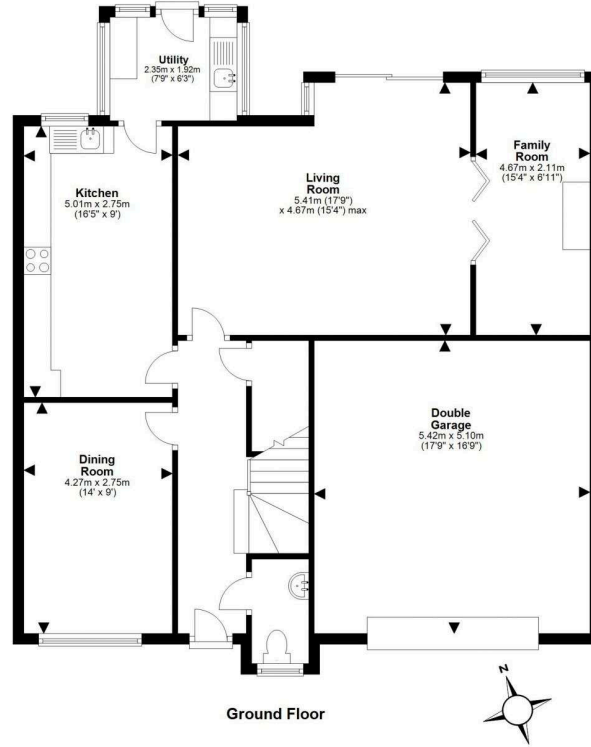


Cramond is a charming village nestling on the southern shores of the Forth Estuary. Scenic walks can be enjoyed by the Harbour and along the beach and walkways flanking the River Almond. Nearby golf courses include the Royal Burgess, Bruntsfield Links and Silverknowes. Schooling is well represented from nursery to senior level. Neighbouring Barnton and Davidsons Mains provide shops and other facilities. The Gyle Centre has a great selection of shops whilst a large Sainsbury's Supermarket and other major stores are located at Craigleith Retail Park. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and The Forth Road Bridge. Edinburgh's City Centre is easily accessible via a regular bus service.









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.