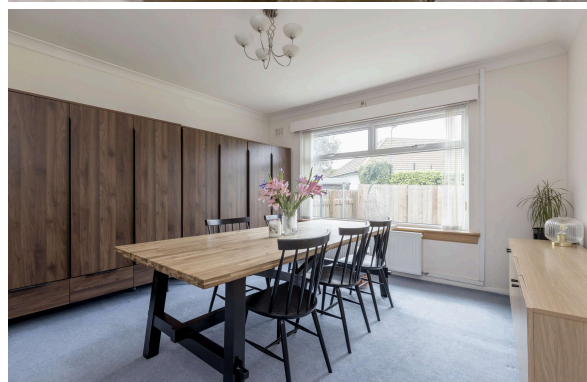




53 Essex Road
CRAMOND | EDINBURGH | EH4 6LL


warners
solicitors & estate agents





53 Essex Road

CRAMOND | EDINBURGH | EH4 6LL

We are delighted to bring to the market this most attractive detached bungalow, offering generous and flexible family accommodation, all on one level. The property is quietly situated within a peaceful cul-de-sac in the highly desirable Cramond area of Edinburgh-renowned for its village atmosphere, excellent local amenities, and proximity to scenic coastal walks. It is within walking distance of local schools, shops, and transport links, with the City Centre easily accessible.

Set within expansive and beautifully maintained wraparound gardens, the property boasts appealing entrances to both the front and rear. The accommodation is well proportioned and filled with natural light, enhanced by large double-glazed picture windows which frame pleasant views of the surrounding greenery. Tastefully decorated throughout in neutral tones, the home benefits from gas central heating and full double glazing, ensuring a comfortable and energy-efficient living environment.

The internal layout currently comprises two bright and versatile public rooms-a spacious living room with a feature fireplace, and an adjoining dining room that overlooks the rear garden. The modern kitchen is fitted with ample cabinetry and opens directly to the garden via a glazed door. There are four generous bedrooms, providing flexibility for families of varying needs, and a contemporary bathroom with a stylish three-piece suite and shower over bath.

A particular highlight is the southerly facing rear garden, which enjoys a sunny aspect throughout the day and offers an ideal setting for outdoor dining, relaxation, or gardening. The garden is thoughtfully landscaped with lawns, paved seating areas, and well-stocked borders featuring mature shrubs, flowering plants, and seasonal colour. To the side, a private driveway provides off-street parking for two vehicles and leads to a single garage complete with power and lighting.

Adding to the home's potential, there is a spacious attic with approved architects' drawings and planning permission for conversion, offering the opportunity to significantly extend the accommodation to suit future needs.

Early viewing is highly recommended to appreciate the space, setting, and development opportunity this wonderful home presents.

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





- Located in the highly desirable Cramond area of Edinburgh, within a peaceful cul-de-sac
- Welcoming entrance hallway with practical built-in storage
- Bright and spacious living room with feature fireplace and large picture window
- Formal dining room enjoying lovely views over the rear garden
- Modern kitchen with ample units and glazed door providing direct access to the garden
- Four generously sized bedrooms offering versatile family accommodation
- Contemporary family bathroom with a stylish three-piece suite and shower over bath
- Generous attic space with architects' drawings and planning permission in place for conversion, offering excellent development potential
- Double glazing and efficient gas central heating throughout
- Beautiful, southerly facing rear garden ideal for outdoor living, with lawns, patio areas, and mature planted borders
- Single garage with power and lighting, and a private driveway providing off-street parking for two vehicles
- Set within generous wraparound gardens to the front, side, and rear
- Within walking distance of local schools, shops, and transport links, with easy access to Edinburgh City Centre

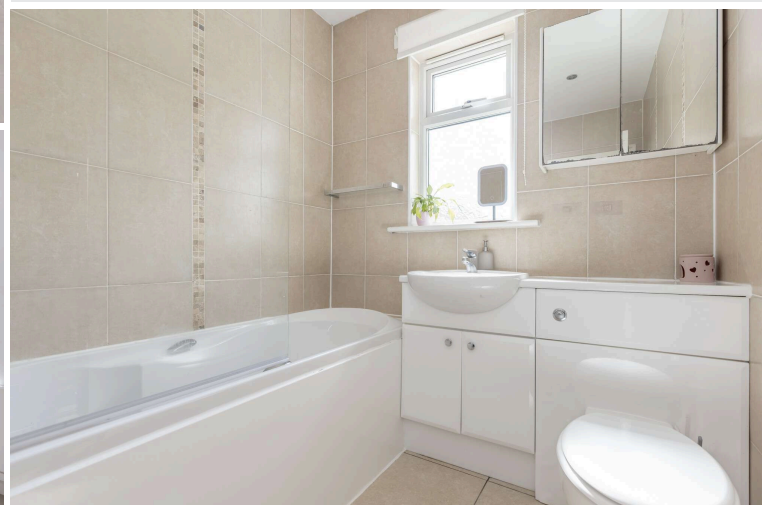
In addition to the current living space, 53 Essex Road also benefits from having full planning permission which can be found on Edinburgh planning portal, with the building warrant granted for an attic conversion. Comprising of a master bedroom with a second room that can be used as a dressing room or office, along with shower room. The planning permission also permits extensive redevelopment of the current ground floor.

All blinds, light fittings, integrated kitchen appliances, fridge freezer, dishwasher and dining room wardrobe storage will be included in the sale.

EPC Rating D, Council Tax Band G.



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 the 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 Craigmile 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.







Essex Road, EH4 6LL



Approx. Gross Internal Area
1286 Sq Ft - 119.47 Sq M

Attic

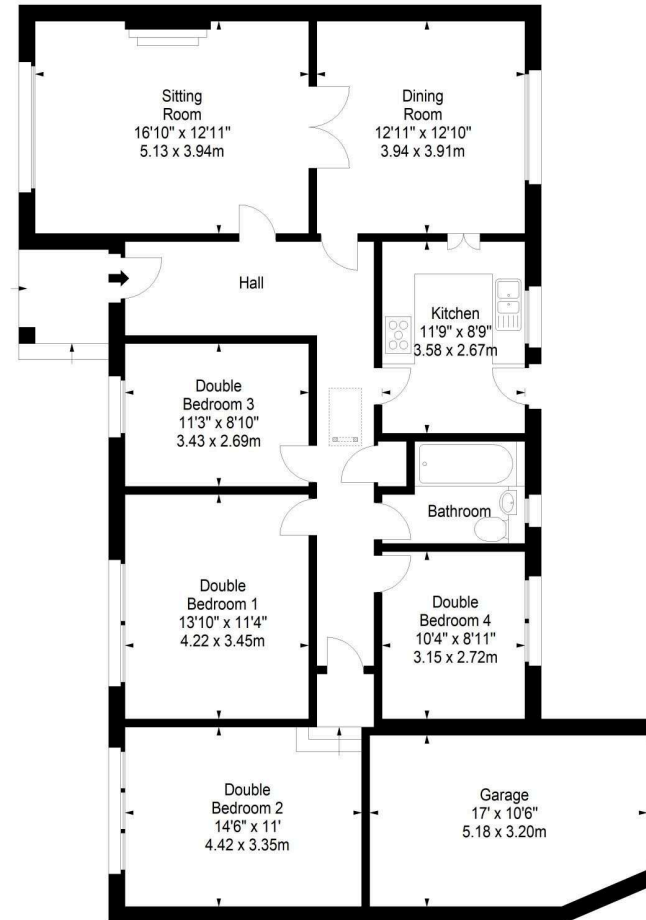
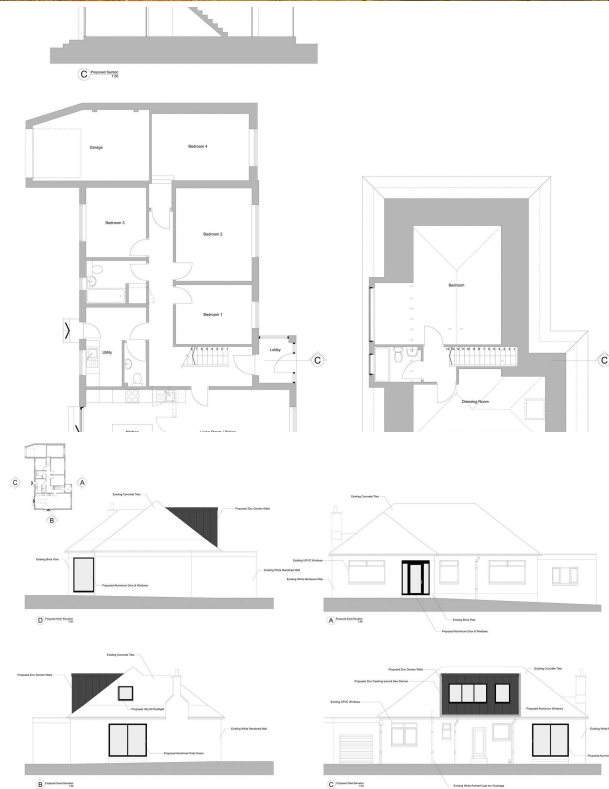
Approx. Gross Internal Area
954 Sq Ft - 88.63 Sq M

Garage

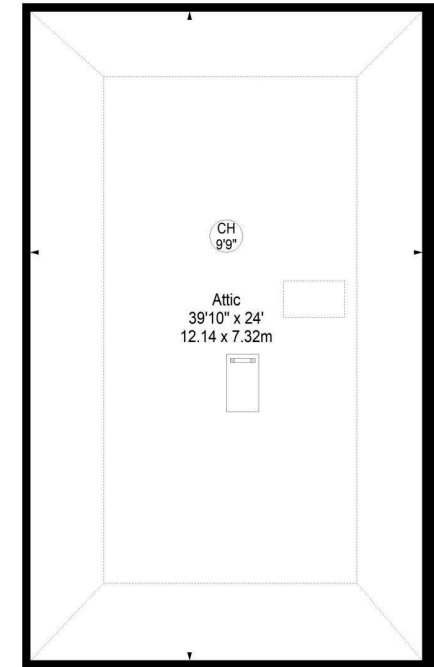
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M

For identification only. Not to scale.

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Ground Floor



Attic