



9 Cramond Park  
CRAMOND | EDINBURGH | EH4 6PX

  
**warners**  
solicitors & estate agents









## 9 Cramond Park, Cramond

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Extremely well presented five-bedroom detached home in the sought-after Cramond area to the North-West of the city centre, well placed for easy access to the City Centre and the Western General hospital and benefitting from large front, rear and side gardens.

This family home is presented to the market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with an enclosed sunny garden, with patio area.

This stunning home comprises welcoming entrance hallway, spacious living room with fireplace, kitchen dining room and utility room with sky lights filling the room with natural light and access outside to a large rear garden. The kitchen currently comprises a dining area, induction hob, double oven and fan, fridge/freezer and dishwasher.

Downstairs there are also three well-proportioned bedrooms, two with en-suite shower rooms and a further family bathroom with underfloor heating, walk in shower, separate bath and a heated towel rail. Upstairs there is a principal bedroom with a walk-in dressing room, and a further bedroom, study and a WC.

The property also benefits from gas central heating, double glazing, front, side and rear gardens made up of lawn, patio, a greenhouse, flower beds, a shed, a hot tub, two outside taps and a front driveway. Early viewing is essential to fully appreciate this stunning property in a highly sought after area.

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







- Five-bedroom detached bungalow
- Spacious living room
- Beautiful dining kitchen with access out to the rear garden
- Five bedrooms – 2 en suite
- Three bathrooms plus WC
- Front, side and rear gardens
- Front driveway
- Attic
- Gas central heating and Double glazing

Included in the sale will be all curtains and blinds, the integrated dishwasher and fridge. The freestanding fridge freezer and washing machine are not included.

The hot tub is available by separate negotiation.

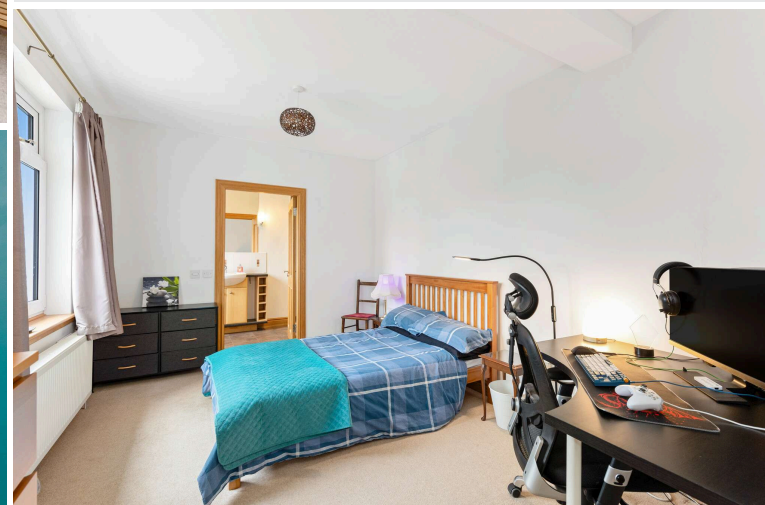
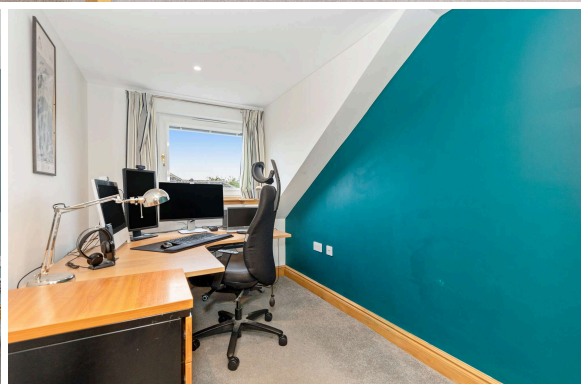
Energy Rating TBC.

Council tax Band G.





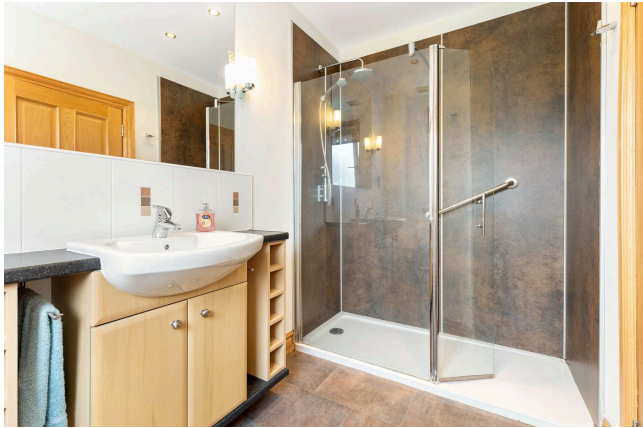
Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops plus Sainsburys and Marks & Spencer stores. Excellent local schooling is within easy reach of the property. In addition, there is easy access to the M8/M9, M90, Queensferry Crossing and Edinburgh Airport.











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