



4 Avon Place  
CRAMOND | EDINBURGH | EH4 6RE

  
**warners**  
solicitors & estate agents





## 4 Avon Place

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Warners are delighted to present to market this immaculately presented four bedroom detached family home forming part of a mature residential development set within the highly desirable Cramond area. The hallway with storage welcomes you to the property and the spacious living room with feature fireplace is front facing with French Doors accessing the dining room. The dining room in turn leads to the fitted breakfasting kitchen, and a handy wc completes the accommodation on this floor. Upstairs houses four generous double bedrooms, three of which have integrated storage, and the shower room with electric shower cubicle and vanity sink unit, completes the accommodation. The property further benefits from recently fitted gas central heating, double glazing, and fantastic storage options including attic access. Externally, sunny south-westerly enclosed rear garden, private front garden and generously sized driveway. Early viewing is recommended to appreciate the accommodation on offer!

- Immaculately presented four bedroom detached family home
- Welcoming hallway with WC
- Spacious and bright front facing living room with glazed doors to dining room
- Dining room with door to kitchen
- Fitted breakfasting kitchen with integrated, and space for appliances
- Four double bedrooms, three of which have integrated storage
- Shower room with electric shower cubicle and vanity sink unit
- Recently fitted gas central heating
- Double glazing
- Private driveway and garage
- Private front and south west facing, enclosed rear garden

Energy Rating: D Council Tax Band: F

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

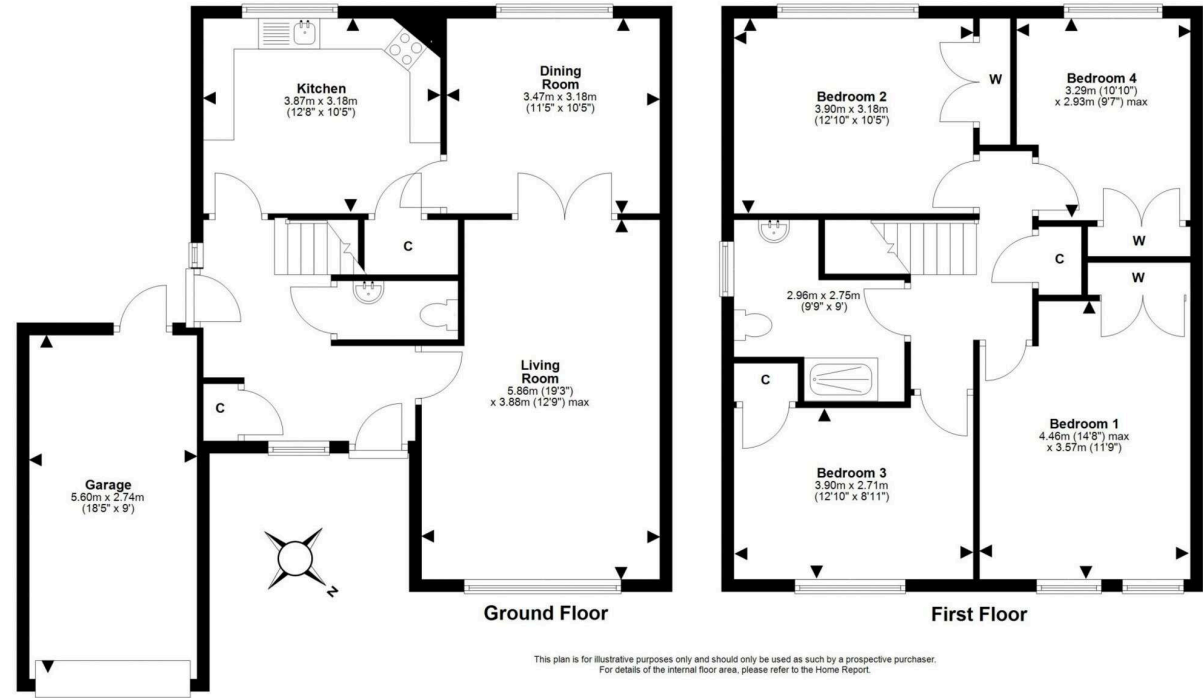


All curtains, blinds, light fittings and integrated kitchen appliances will be included in the sale, along with any furniture requested.

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 Craighleith 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. Additionally, there is a Starbucks, restaurants Miller and Carter and the recently opened Herringbone a short distance from the property,







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