





### 3 Inveralmond Gardens, Edinburgh, EH4 6LP

#### Description

Well-presented, extended detached house offering extensive family accommodation located in the prestigious Cramond area of Edinburgh, a popular suburb and ideal place to raise a family. The property has private mature gardens, driveway, double garage, gas central heating and double glazing. The property has an excellent layout that would cater for a large family and it could be reconfigured in various ways if desired. It is situated just a couple of minutes' walk from Cramond Primary School.

The accommodation comprises:

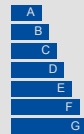
- Entrance hall with staircase with storage cupboard beneath
- Downstairs WC with wash basin
- Large living room to the rear of the property with feature electric fire with marble hearth and full height windows and door access to the rear garden
- Sitting room / TV room / snug which could be used as a downstairs bedroom if required
- Front facing formal dining room / family room with triple full length windows to the front
- Fitted breakfasting kitchen with a range of wall and base mounted units, laminate worktops with inset stainless steel sink, breakfast bar, and appliances including electric hob with extractor hood, dishwasher, double oven, microwave and fridge freezer
- There is a separate utility room with units, stainless steel sink and a washing machine and tumble dryer
- Rear facing study / home office
- Upstairs landing with hatch to the loft, which provides excellent storage space



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- Generous rear facing master bedroom with west facing balcony, built-in wardrobes and en-suite bathroom (with shower)
- There is a spacious guest double bedroom with en-suite shower room
- Three further good sized bedrooms to the front
- Further double bedroom to the rear with built-in wardrobes
- The family bathroom has fully tiled walls, fitted furniture with wash basin, WC and bath with shower over.

#### Location

Cramond is one of the most sought after residential areas in Edinburgh and is a leafy suburb enjoying a peaceful situation on the South shore of the firth of Forth with stunning views and amazing scenery. It is approximately 4 miles North West of the City Centre. There are splendid walks nearby along the river Almond and at Cramond beach. There is also easy access to the cycle path network. There are convenience shops and small supermarkets on Whitehouse road in nearby Barnton and also in Davidson's Mains. More extensive shopping facilities can be found at Craighleith Retail Park and the Gyle Shopping Centre, all within a short drive or by convenient bus service. It is well placed for other amenities including The Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club. The property lies within the catchment area of Cramond primary school and the Royal High school, which are both well regarded schools. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes.

#### Outside and Gardens

The well-tended rear garden is mostly laid to lawn with a monoblocked patio, further paved patio and with borders stocked with mature shrubs. It is fully enclosed and child and pet friendly. The greenhouse and shed are included in the sale. The large, multi-car, monoblocked driveway leads to the double garage, which has power, water and lighting.

#### Extras

The fixed floor coverings, curtains, blinds, light fittings and integrated appliances are included in the sale. The freestanding appliances may be available by separate negotiation.

Council Tax - Band G













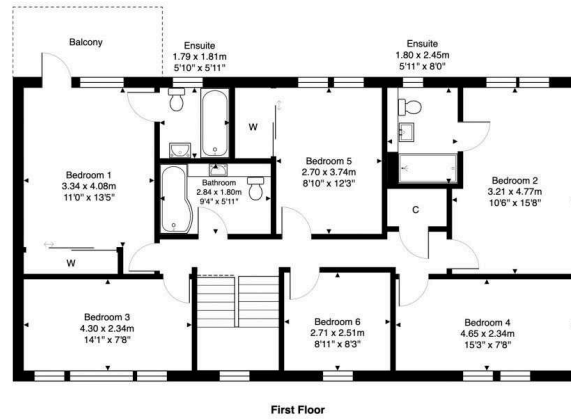
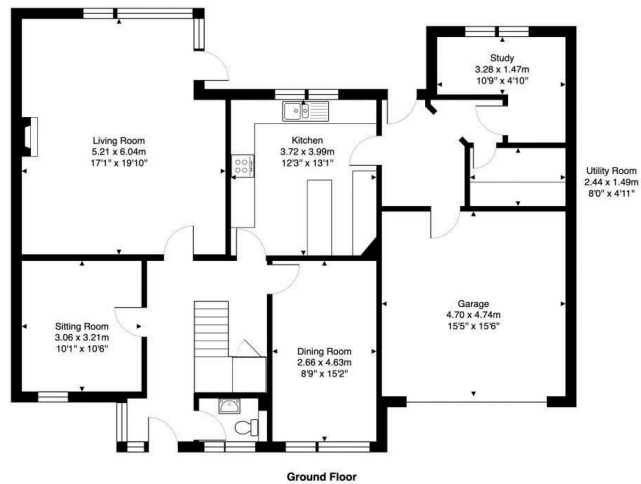




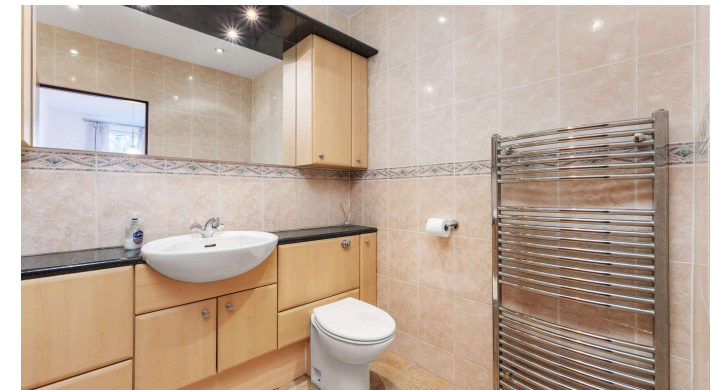




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Total Area: 205.2 m<sup>2</sup> ... 2209 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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