





## 1 Almond Bank Cottages, Edinburgh, EH4 6PJ

### Description

Handsome stone built two bedroom double upper flat which forms part of a row of converted cottages and is beautifully presented and situated in the leafy, coastal suburb of Cramond. It has pleasant views of the Hopetoun Estate and River Almond. It is only a short walk from the River Almond and the Cramond shoreline. It shares access to a delightful, well-tended garden which is pleasantly landscaped.

The property is accessed via an external stone staircase which leads to a private main door entrance.

Internally the accommodation on the first floor comprises:

- Entrance hall with staircase
- Generous living room with open fire with cast iron hearth and oak surround and window with lovely views over the rear garden to the River Almond and the fields beyond
- Modern breakfasting kitchen with a range of cream shaker style units, laminate worktops with tiled splashback and inset sink with drainer and appliances including gas hob with extractor hood, electric fan oven and integrated fridge freezer
- Luxurious partially tiled bathroom with shower bath with rainfall shower head, heated towel rail, wash basin and WC
- Upstairs on the second floor there is a landing with access to storage in the eaves, a spacious double bedroom with en-suite WC and dormer window
- Further double bedroom with eaves storage.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Location

Cramond is one 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 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, Corstorphine and the Gyle Shopping Centre, all within a short drive. 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.

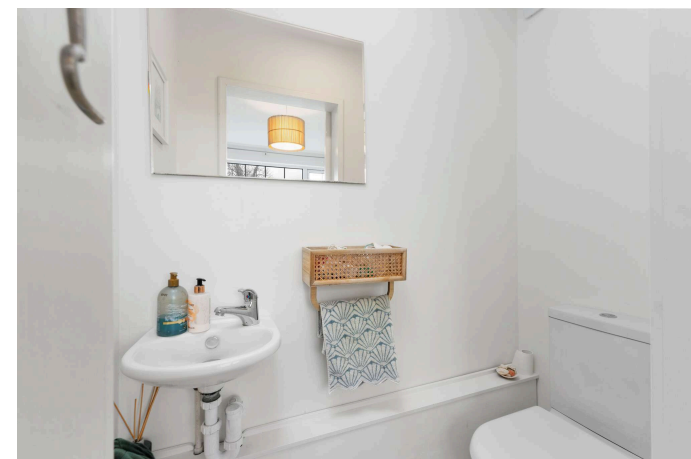
### Outside and Gardens

The well-tended, large, shared garden is mostly laid to lawn and enclosed by fencing. There is an external storage cupboard, which provides additional storage.

### Extras

The fixed floor coverings, blinds, light fittings (excluding some of the shades), curtains (excluding the living room) and kitchen appliances (excluding the washing machine) are included in the sale.

Council tax - Band C







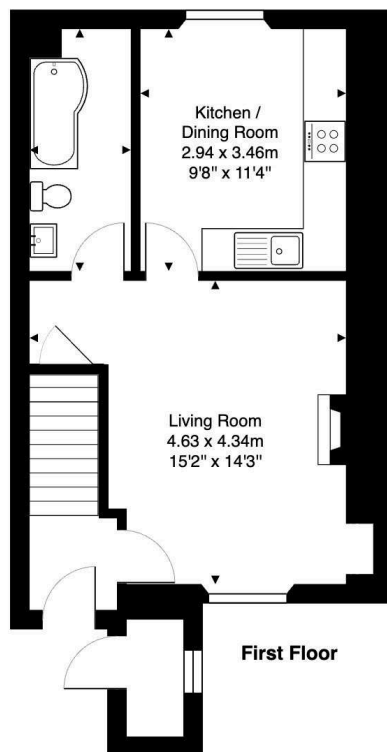




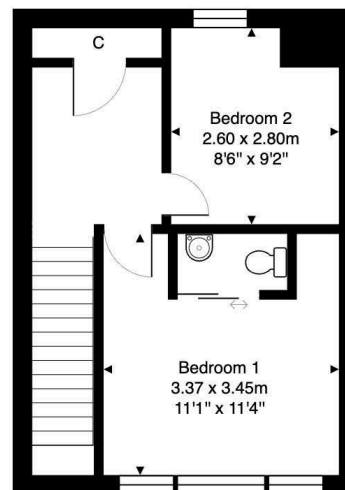


**1 Almond Bank Cottages, Edinburgh, EH4 6PJ**

Bathroom  
1.45 x 3.46m  
4'9" x 11'4"



**First Floor**



**Second Floor**

Total Area: 69.4 m<sup>2</sup> ... 747 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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