

COULTERS<sup>©</sup>

# 13 CRAMOND GLEBE ROAD

CRAMOND, EDINBURGH, EH4 6NP

 3 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

13 Cramond Glebe Road is a beautifully presented 3 bedroom semi-detached cottage situated in the highly desirable area of Cramond. The property is a short walk from the River Almond pathway and the waterfront at Cramond.

Internally, the immaculately presented and spacious accommodation combines wonderful period features with modern fixtures and fittings. Most rooms have stripped and sanded wooden floors.

### Ground Floor

Vestibule with tiled floor and stained glass door and window leading into the hall which has under stair storage; sitting room with bay window and log burning stove with folding doors connecting into the living/dining room which has extensive built in storage cupboards and French doors to the rear garden; modern fitted kitchen with door to the back garden; and WC.

## KEY FEATURES



Beautifully presented semi-detached cottage.



Immaculately presented accommodation throughout.



Unrestricted on-street parking.



EPC Rating - D



Two large double bedrooms and further nursery/study.



Stunning south-west facing rear garden with summerhouse.



A short walk to the coastline at Cramond.



Council Tax Band - G





## First Floor

A staircase which is flooded with light from a cupola leads to the first floor where there are two good sized double bedrooms, one with built in wardrobes; a nursery/study; and contemporary bathroom with free standing bath and separate shower enclosure. There is also an attic.

Externally, the stunning enclosed rear garden has been beautifully landscaped to provide a central lawn with established flowering bed, a sun trap deck and rear seating area with water feature. A wonderful timber summerhouse with light and power is located to the rear of the garden. It is currently used as a workshop but could also be a home office or garden room. The pathway to the side of the house offers a wood store and potting area.







## THE LOCAL AREA

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience.

Lying just six miles northwest of the city centre, Cramond is a popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade which is just a stone's throw from the property, stretches all the way to Granton Harbour, and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way.

Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre.

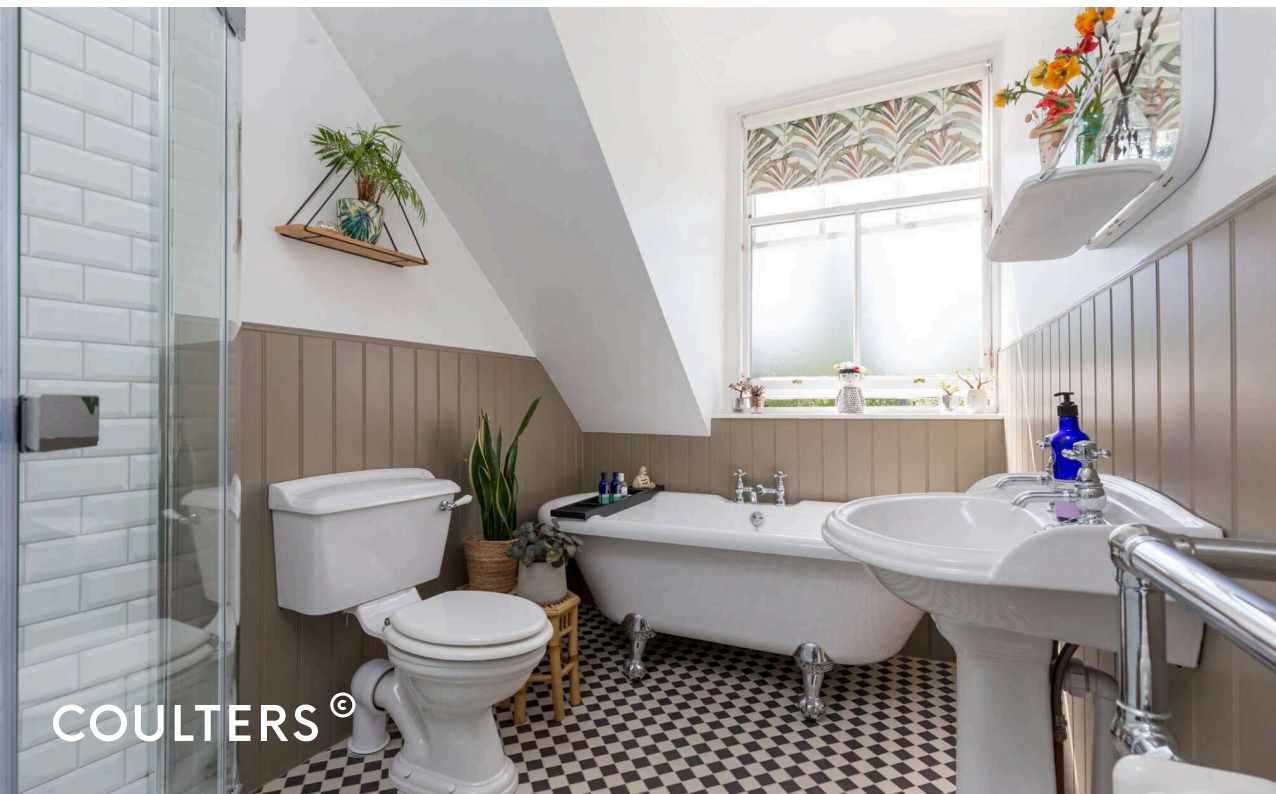
Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, Queensferry Crossing, and Edinburgh Airport.

## EXTRAS

All blinds, light fittings and fitted floor coverings are included in the sale price as are the cooker, washing machine, dishwasher and fridge/freezer in the kitchen and the wardrobe in double bedroom 2.

The outdoor woodburner/BBQ on the deck is available by separate negotiation. The green shelf in the sitting room and the Indian bedhead are excluded.

**HOME REPORT VALUATION: £635,000**



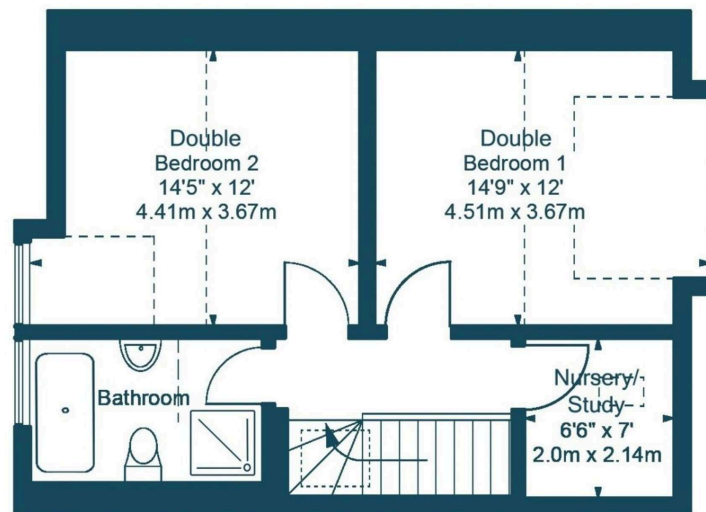




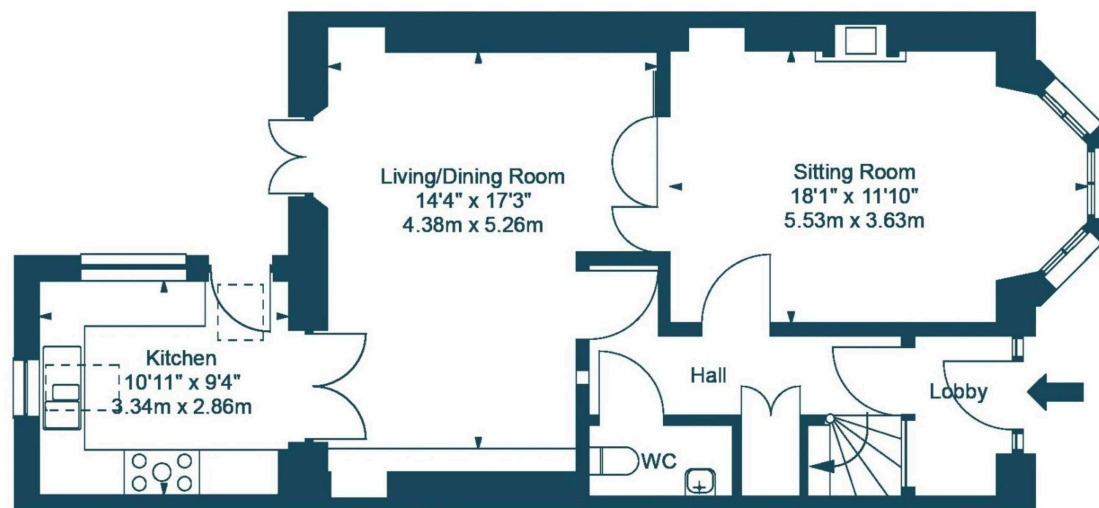


13 Cramond Glebe Road  
Cramond,  
Edinburgh, EH4 6NP

Approx. Gross Internal Area  
1216 Sq Ft - 118 Sq M  
For identification only. Not to Scale.



First Floor



Ground Floor

## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.