



**20 Cramond Park,
Cramond, Edinburgh, EH4 6PR**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage & access to attic.
- Generously proportioned living room/dining room.
- Breakfasting kitchen with appliances & door to garden.
- Sitting room to rear with patio doors to garden.
- Bay windowed double bedroom with fitted wardrobes.
- Two further bedrooms.
- Bedroom four/office or study.
- Family bathroom with shower.
- Contemporary fitted shower room.
- Gas central heating with Hive heating system.
- Double glazing.
- Garden areas to front.
- Pathway to side.
- Driveway leading to garage.
- Garden to rear with larged paved area.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An extended detached bungalow, situated in the much sought-after prestigious Cramond district of the city, perfectly positioned for access to a wide range of local amenities and a short journey to the northwest of the City Centre. The property is in need of modernisation and redecoration but offers excellent potential to any purchaser and would be an ideal family home in a great location. There is potential to extend into the attic, subject to obtaining the necessary consents and permissions.

NOTE

Please note that the gas fires within the living room and sitting room to the rear are currently disconnected.

COUNCIL TAX BAND G
TRAIN STATION: APPROXIMATELY 3 MILES TO EDINBURGH GATEWAY.
AIRPORT: APPROXIMATELY 5.2 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 400 METRES.

LOCATION

Located in the much sought-after area of Cramond the property is ideally placed for excellent local amenities and commuting links. Daily shopping needs are met by local retailers in Barnton and Davidsons Mains together with larger supermarkets close at hand including Morrisons, Sainsburys and Marks and Spencer's at the Gyle Shopping Centre. Located on the Northwest of the City, Cramond is well served with easy access to the road networks heading West to Glasgow and North to the Queensferry Crossing. The City Centre and surrounding areas are easily accessible by means of excellent frequent public transport at hand linking the main Scottish motorway network and Edinburgh International Airport. Local attractions, leisure and recreational facilities include the beautifully tranquil River Almond, Cramond Village and Harbour, the Roman Fort, and walks along the southern shore of the Forth. Many golf courses, water sports and yacht clubs are also on offer in this attractive ever popular area. Excellent schooling can also be found within the immediate vicinity from nursery to school level.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, DISHWASHER AND MICROWAVE. THERE WILL BE NO GUARANTEE GIVEN FOR THE WHITE GOODS. THE PROPERTY WILL BE SOLD AS SEEN.



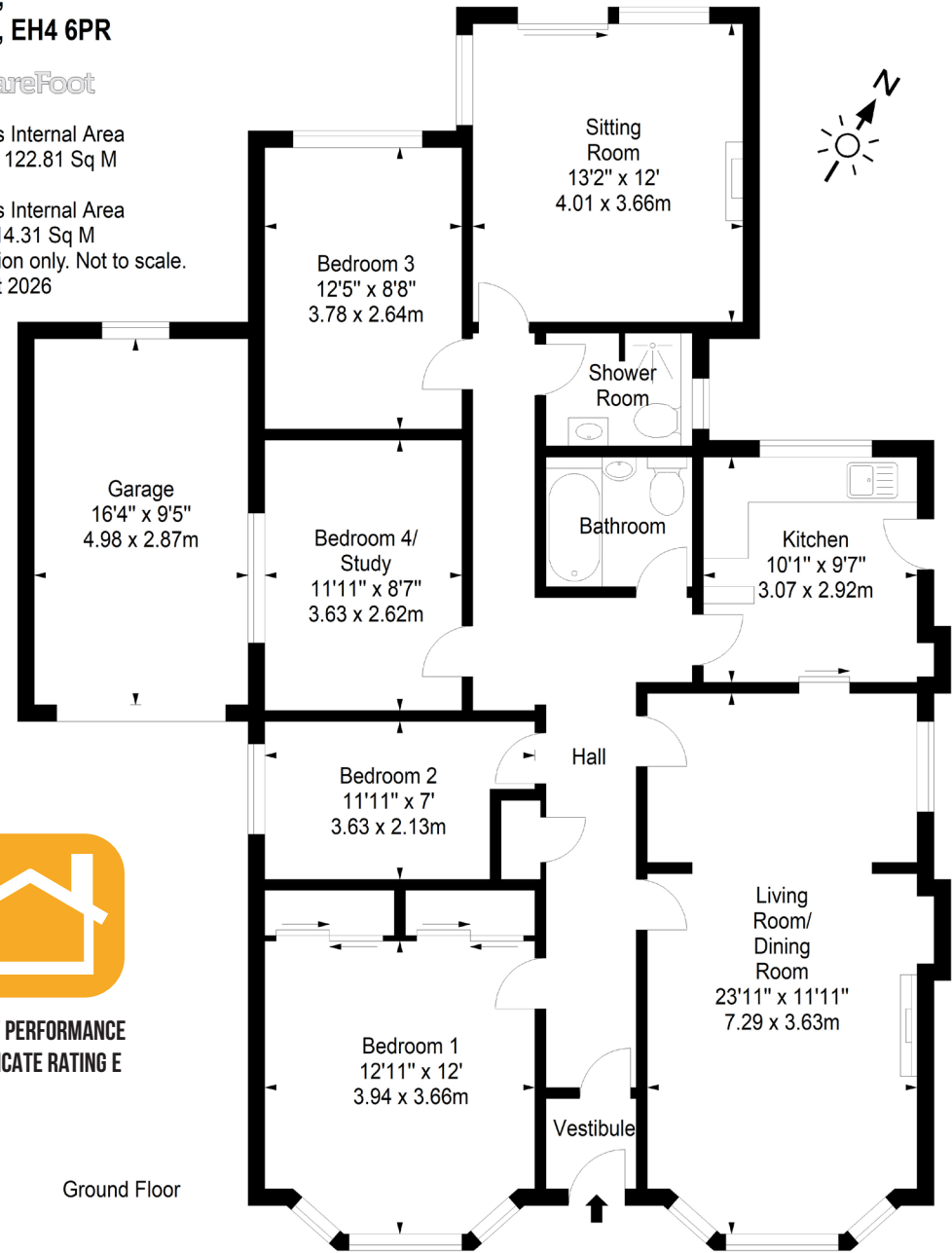




Cramond Park, Edinburgh, Midlothian, EH4 6PR



Approx. Gross Internal Area
1322 Sq Ft - 122.81 Sq M
Garage
Approx. Gross Internal Area
154 Sq Ft - 14.31 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.