

# 9 Cramond Place

Cramond, EH4 6LZ



5 bed



2 bath



1 public



## Key Features

- Detached luxury family home
- Living room with log burning fireplace
- Patio doors to rear garden
- Kitchens International fitted kitchen
- Utility room
- 5 bedrooms, main with ensuite
- 2 bathrooms and separate WC
- Secure private rear garden with patio
- Detached garage and driveway

EPC: C



## Location:

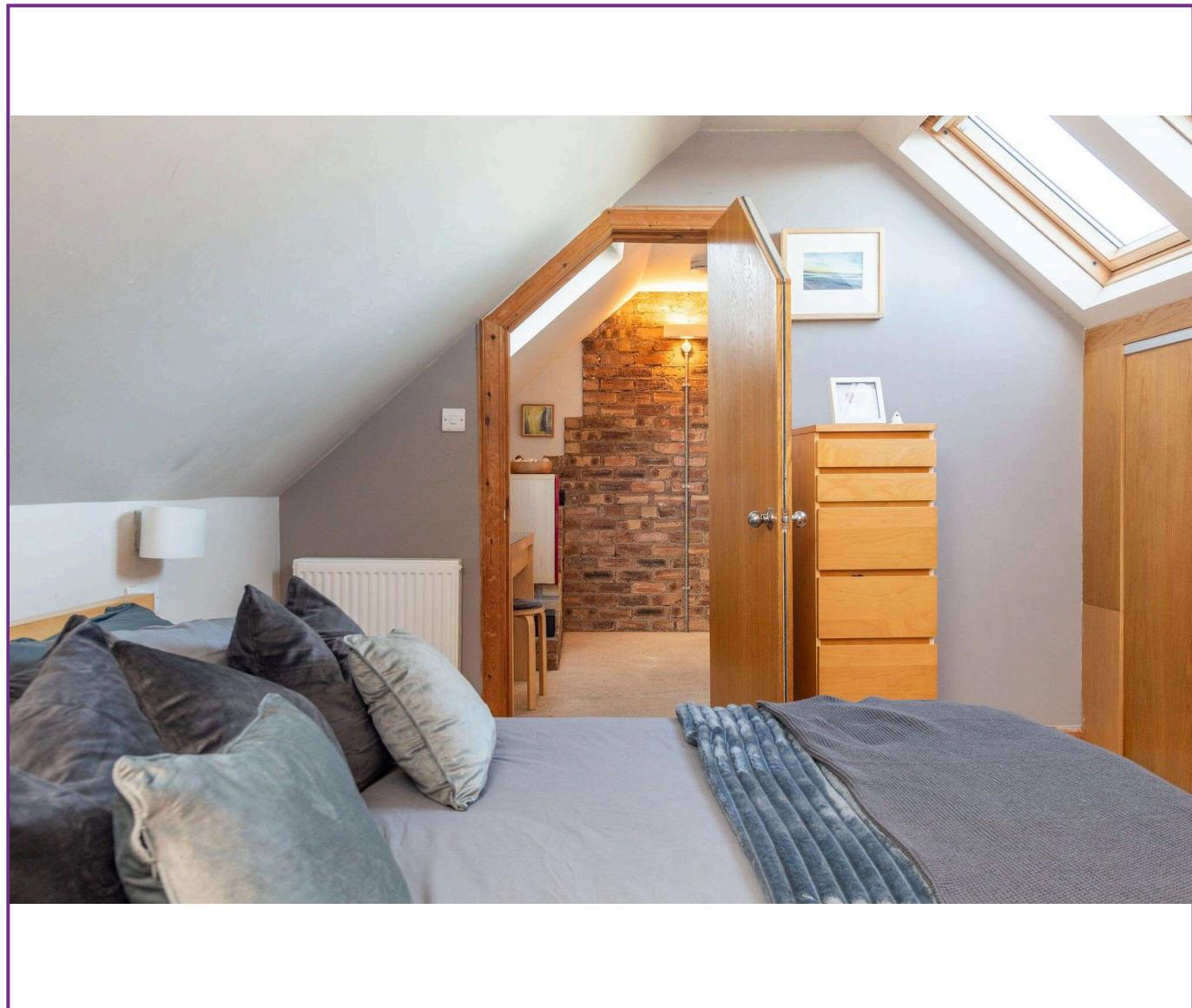
Cramond sits on the shores of the Firth of Forth, offering beautiful coastal walks and expansive sea views. The Cramond Causeway—a tidal walkway leading to Cramond Island—is one of the area's most iconic features. It's one of Edinburgh's most picturesque and desirable suburbs, perfect for people who enjoy scenic surroundings while still wanting proximity to urban conveniences.



**Viewing**  
Tel: 0131 253 2494



116 Colinton Road, Edinburgh EH14 1BY T: 0131 564 1159 E: [info@rd-legalservices.co.uk](mailto:info@rd-legalservices.co.uk)



**espc** **rightmove**  **ZOOPLA**

 **OnTheMarket**

 **PrimeLocation.com**



Disclaimer: These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to RD Legal.