



3 ALMOND BANK COTTAGES

Cramond, Edinburgh, EH4 6PJ



1

Public Room



2

Bedrooms



1

Bathroom

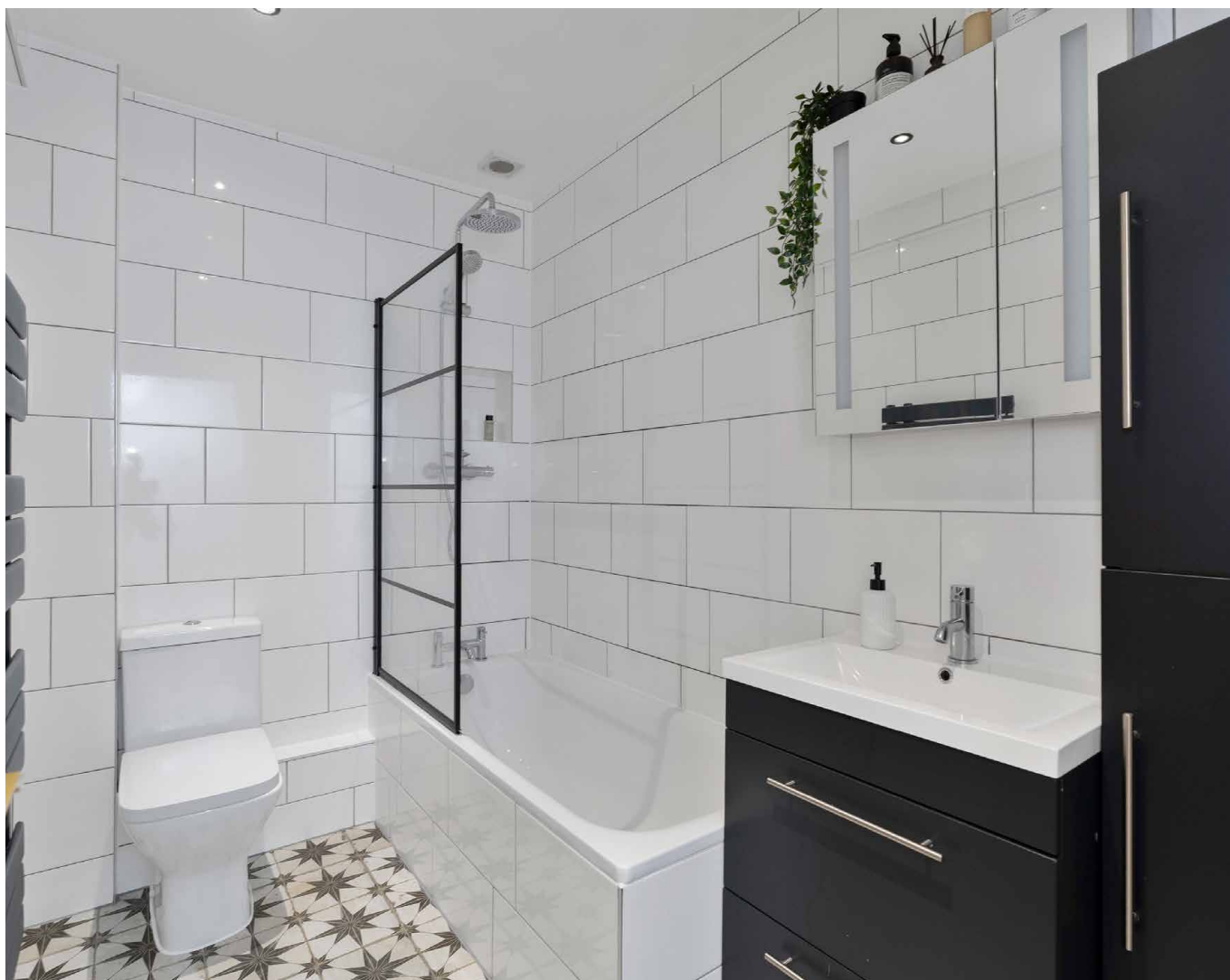


3 ALMOND BANK COTTAGES

Welcome to 3 Almond Bank Cottages, an attractively presented maisonette with its own private entrance, tucked away in the picturesque village setting of Cramond. Combining stylish contemporary interiors with a peaceful location, the property is just moments from the waterfront, scenic riverside walks, and the historic Cramond Beach. Inside, a spacious living room with a feature fireplace creates a welcoming focal point, while the contemporary kitchen is fitted with cabinetry, downlighters, splashbacks, and integrated appliances. Two well-proportioned double bedrooms provide flexible accommodation for professionals, couples, or those working from home, and the ultra-modern bathroom features a heated towel rail and mirrored vanity storage. A private terrace overlooking the communal gardens offers the perfect spot to relax, while expansive lawned gardens with seating and a BBQ area create an attractive shared outdoor space.







EPC
RATING



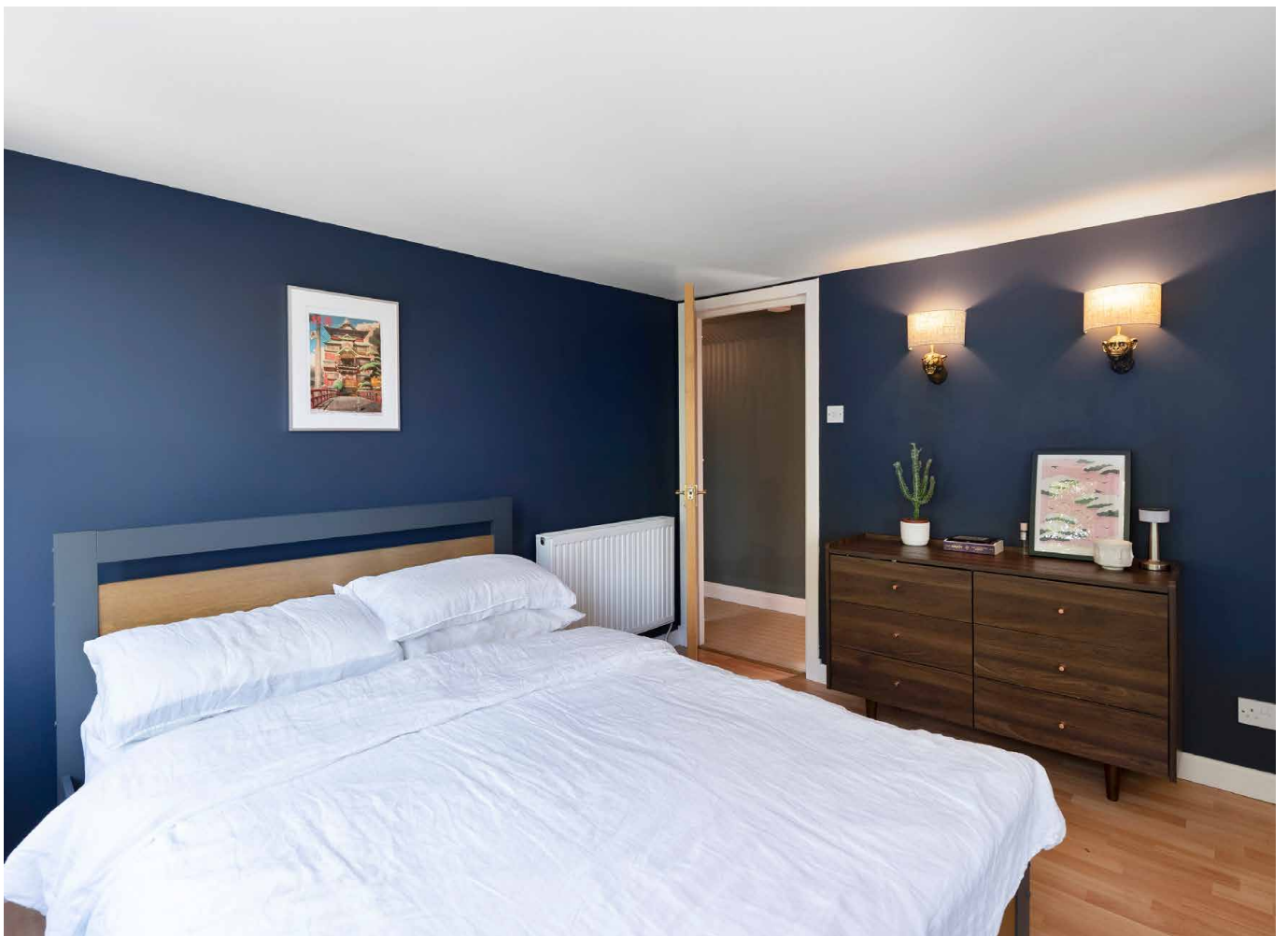
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Maisonette flat in Cramond
- Private main entrance
- Entrance hallway with storage and skylit stairwell
- Spacious living room with fireplace
- Modern kitchen with fitted units and appliances
- Main bedroom with wardrobe
- Versatile second double bedroom with storage cupboard
- Contemporary bathroom with overhead shower and heated towel rail
- Private terrace with space for seating
- Leafy communal gardens with BBQ area
- On-street parking





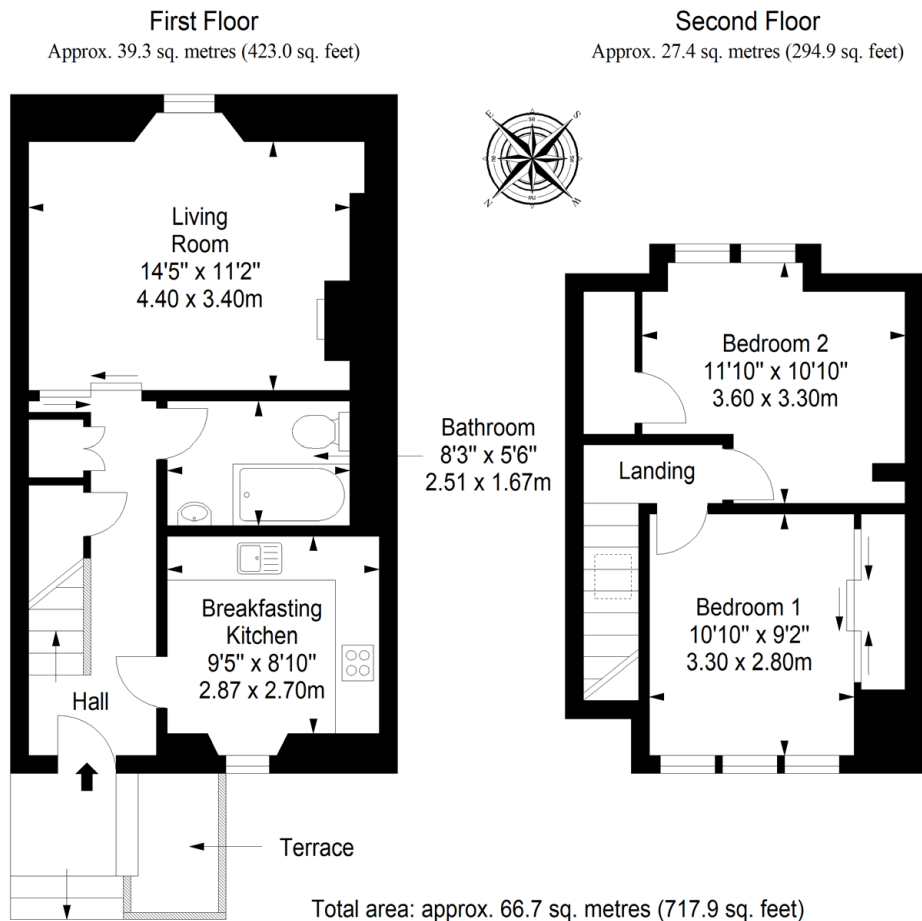


Extras: All fitted floor and window coverings, light fittings, and integrated appliances (dishwasher, oven, fridge/freezer, tumble dryer) are included in the sale and washing machine is TBC. Please note that no warranties or guarantees shall be provided in relation to any of the services, movables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



CRAMOND, EDINBURGH

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 just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade 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. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre.



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