










Offers Over
£315,000

40J Cramond Vale

Cramond | Edinburgh | EH4 6RB

This spacious and well-presented top-floor flat enjoys a peaceful setting within a sought-after residential development in the highly desirable area of Cramond. The property benefits from a private balcony with a beautiful, secluded outlook, as well as a lock-up garage for secure parking and additional storage. Ideally located, the flat is within easy reach of excellent local amenities, well-regarded schools, and superb transport links, making it an ideal choice for professionals and families.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage & Resident Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The immaculately presented accommodation comprises a secure entry system and a welcoming entrance hallway with built-in storage. The bright and spacious dual-aspect reception/dining room enjoys an abundance of natural light and provides direct access to a private balcony overlooking the beautifully maintained leafy garden grounds. The modern fitted kitchen is well equipped with a range of stylish base and wall-mounted units. The generous principal bedroom features mirrored fitted wardrobes and a contemporary en-suite shower room. There are two further well-proportioned bedrooms, one benefiting from fitted wardrobes, offering flexible accommodation for family living, guests, or home working. A modern shower room completes the internal accommodation. Additional benefits include gas central heating, double glazing throughout, and excellent storage provision.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven.

Gardens, Garage & Factor

The property is set within communal garden grounds and residents parking can be found to the front of the block. A single lock-up garage can also be found within the development. A factoring fee is payable to Charles White of approximately £100 per month and includes buildings insurance, the upkeep of the communal areas and stair cleaning.

Viewing

By appointment through Neilsons (0131 625 2222).





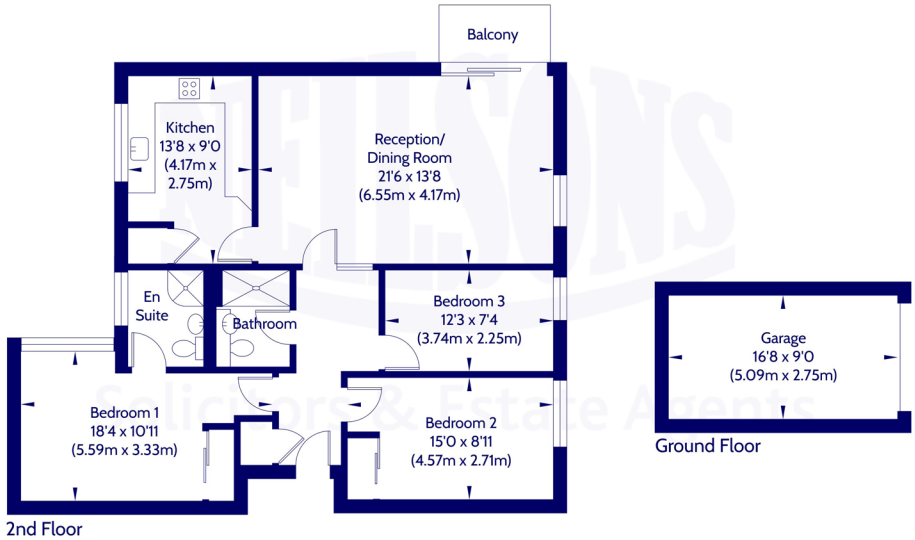
Location

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 North West 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.





Approx. Gross Internal Floor Area 95 Sq M / 1021 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

