



Delightful

Five bedroom, detached family home



Discover this delightful five-bedroom detached family residence nestled in the highly sought-after area of Cramond. Peacefully situated within a leafy cul-de-sac, this impressive home offers a perfect blend of spacious living, modern amenities, and versatile accommodation options. Step inside to a welcoming vestibule and hallway that lead to the heart of the home. The superb open-plan kitchen, dining, and living room boasts modern units, breakfast bar and appliances, with a dual aspect that floods the space with natural light. The utility room has direct access to the garden and garage adding to the convenience. An attractive L-shaped dining lounge provides an excellent space for entertaining, featuring a cosy fireplace, dual aspect views, and two sets of French doors opening into the garden—perfect for indoor-outdoor living. Also on the ground floor, you'll find a convenient WC. Upstairs, four double bedrooms offer spacious comfort, with three featuring built-in wardrobes and the master bedroom also benefitting from an ensuite shower room. A family bathroom serves the remaining bedrooms, and the generous landing provides an ideal spot for a quiet seating area or home office. The annexe, accessed seamlessly via the main lounge or via its own private entrance, includes a good-sized living room, double bedroom, kitchen, and shower room, making it perfect for relatives, guests, or a dedicated home workspace. The beautifully landscaped garden wraps around the property, adorned with mature plants and lush lawns—an idyllic setting for outdoor gatherings and relaxation. There is also a garage and a driveway. This exceptional home combines comfort, functionality, and charm in a highly desirable location.

Key Features

Vestibule and hallway

Open plan kitchen/dining/living room

Dining lounge

WC

Master bedroom with ensuite

Three further double bedrooms

Family bathroom

Gas central heating and double glazing

Annexe; entrance hall, living room, double bedroom, kitchen, shower room, electric

heating, double glazing

Garage and driveway

Garden

Cramond Glebe Gardens Residents Association look after communal areas - approx.

£150 per annum



Cramond

Cramond is a village and parish to the north-west of Edinburgh at the mouth of the River Almond where it enters the Firth of Forth. It is one of Edinburgh's most desirable residential suburbs, featuring an attractive village atmosphere, the beach, the harbour, and shoreline walks. There are local shopping and banking amenities on Whitehouse Road including a Scotmid and a range of smaller specialist shops. The neighbouring village of Davidsons Mains offers a Tesco Metro, chemist and post office. The property also lies within easy reach of Craigmyle Retail Park, with Waitrose and Sainsburys close at hand or The Gyle shopping centre, which offers a choice of supermarkets and high street outlets. A wide variety of leisure facilities are at hand including walks by the River Almond to Cammo or to the foreshore at Cramond and the Royal Burgess and Bruntsfield golf courses. The city centre is within easy commuting distance by car or alternatively there is a public transport service into the city and surrounding locales. There is good access to the main commuting links including the M9/M8, Queensferry Crossing and Edinburgh International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, double oven, hob, fridge, washing machine, freezer (annexe; oven, hob, fridge freezer, washing machine) are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

G

Home Report Valuation

£750,000

EPC Rating

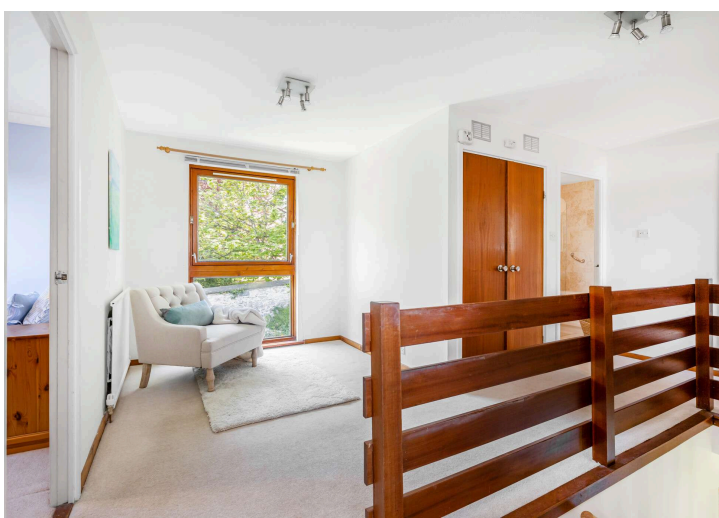
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Tenure

Freehold

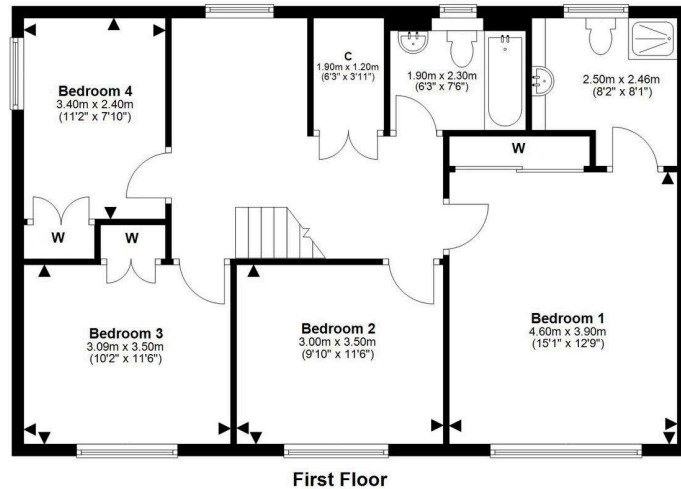
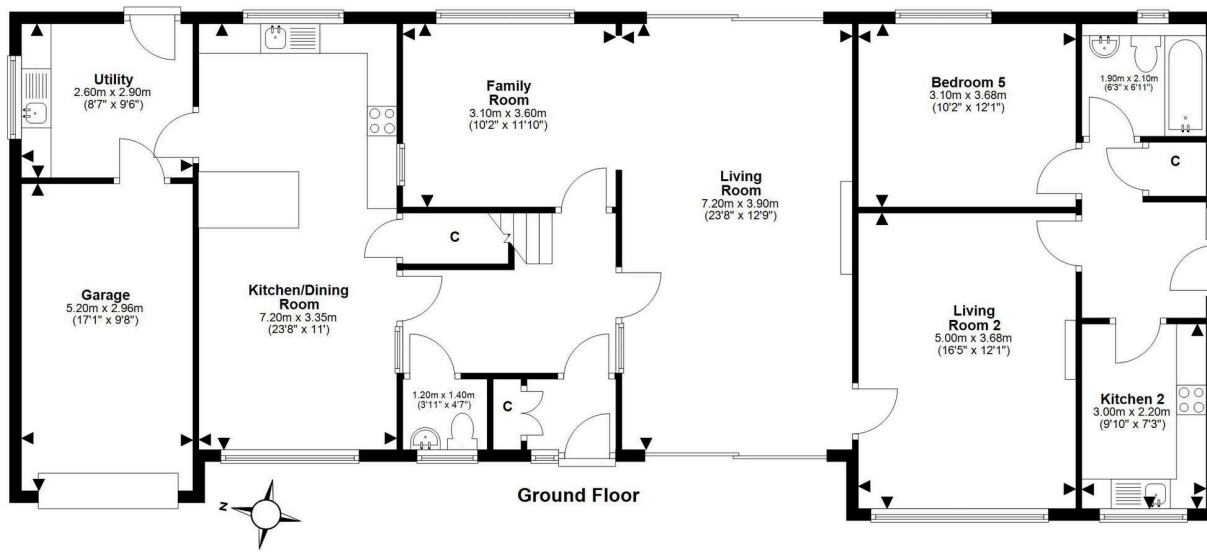












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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