

COULTERS[©]

COCKLE MILL, 10 SCHOOL BRAE

CRAMOND, EDINBURGH, EH4 6JN

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Cockle Mill, 10 School Brae is a highly distinctive and characterful former grain mill, beautifully positioned overlooking the River Almond in the historic area of Cramond. This charming C Listed property sits within the Cramond Conservation Area and offers a rare opportunity to acquire a home of genuine historical significance, combined with exceptional flexibility for modern living and future development.

KEY FEATURES



Stone built family home with immense character.



Four double bedrooms, 3 with en suites.



Private gardens to both front, side and rear.



On-street parking and EV charger.



Overlooking the River Almond.



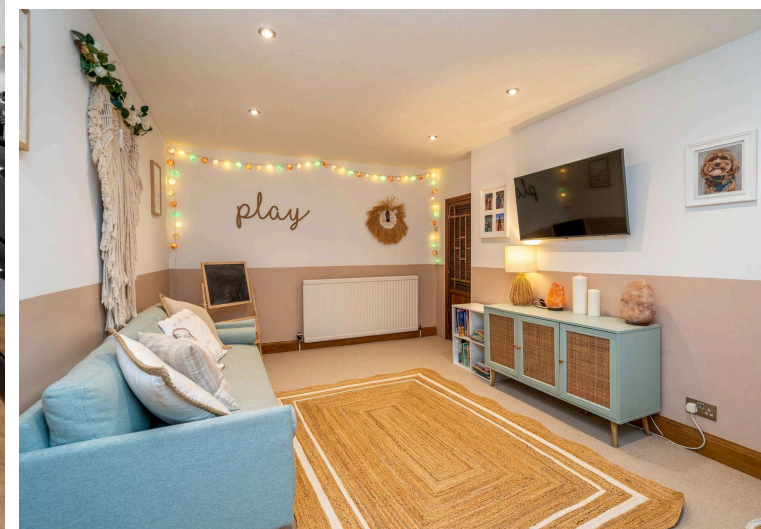
Outbuilding with potential for garage or commercial use.



EPC Rating - D



Council Tax Band - G



The property has been the subject of a thorough and thoughtful refurbishment by the current owners, resulting in a home that is presented in excellent condition throughout while retaining the wealth of period features that give Cockle Mill its unique identity. Works carried out include a comprehensive rewire, replacement boiler, new flooring, and full redecoration, ensuring the house is in move in condition.

The accommodation is arranged over three levels. A charming, gated courtyard provides access to the ground floor, where the heart of the home is a beautifully upgraded kitchen, recently refitted to create a welcoming modern country kitchen. Offering an ideal blend of practicality and style, the space includes a central island with breakfast bar, room for dining furniture, boiling and filtered water tap, Belling range cooker, and a washing machine and tumble dryer discreetly housed within a corner cupboard. From the kitchen, the layout flows through a versatile family room and into a generous sitting room with an abundance of character. It comes complete with a wood-burning stove and glass doors which open to reveal delightful views across the River Almond, creating a wonderful space for both everyday family life and entertaining.





MORE INFORMATION

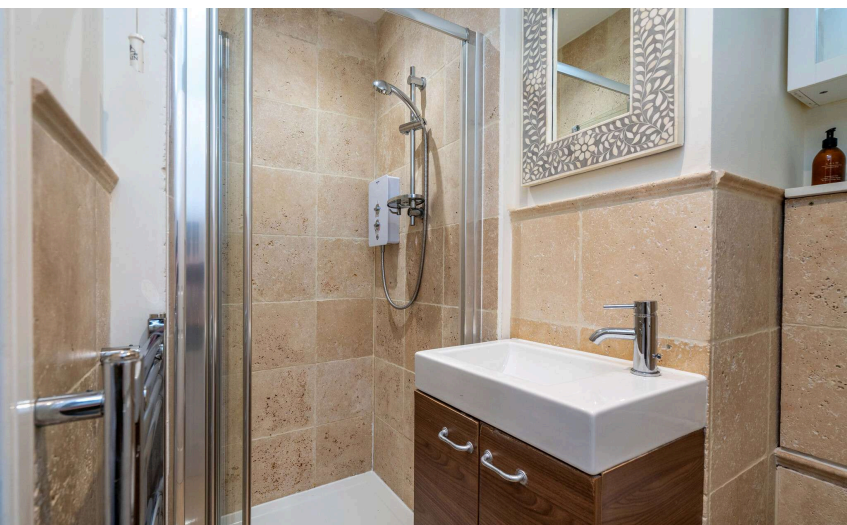
The bedroom accommodation is located on the first floor, where there are four well-proportioned bedrooms, three of which benefit from en-suites. The principal bedroom is a particular highlight having been recently fully redecorated along with the gorgeous adjoining Jack and Jill en suite bathroom which has a roll top bath tub and separate shower enclosure. Bedroom 4 provides access via a staircase to the upper loft level. Here, a number of versatile attic rooms are found, offering excellent flexibility for a variety of uses such as home office space or storage, with natural light provided by Velux windows.

A particularly unique feature of Cockle Mill is the outbuilding, which was previously operated very successfully as a café and retains clear potential for reinstatement or alternative commercial or residential use, subject to the necessary consents. This element of the property offers exciting scope for a business opportunity, annexe accommodation, studio space, garage or further extension of the main house, depending on a purchaser's requirements. We understand that a number of historic and now-lapsed planning consents exist which may help establish precedent for future development, and further details are available upon request. Externally, the property enjoys a large garden which is arranged over two levels. The considerable plot provides ample space for outdoor seating, landscaping or further outbuildings, again subject to the relevant permissions.

The garden, along with the courtyard areas, offers excellent potential to enhance and personalise the outdoor space to suit a variety of lifestyles. On-street parking is readily available immediately outside the property. However, subject to obtaining the necessary consents, there is clear potential to create a private driveway. An EV charging point is already installed, adding a valuable modern convenience.

The property is fitted with gas central heating and a mix of double and single glazed window units.









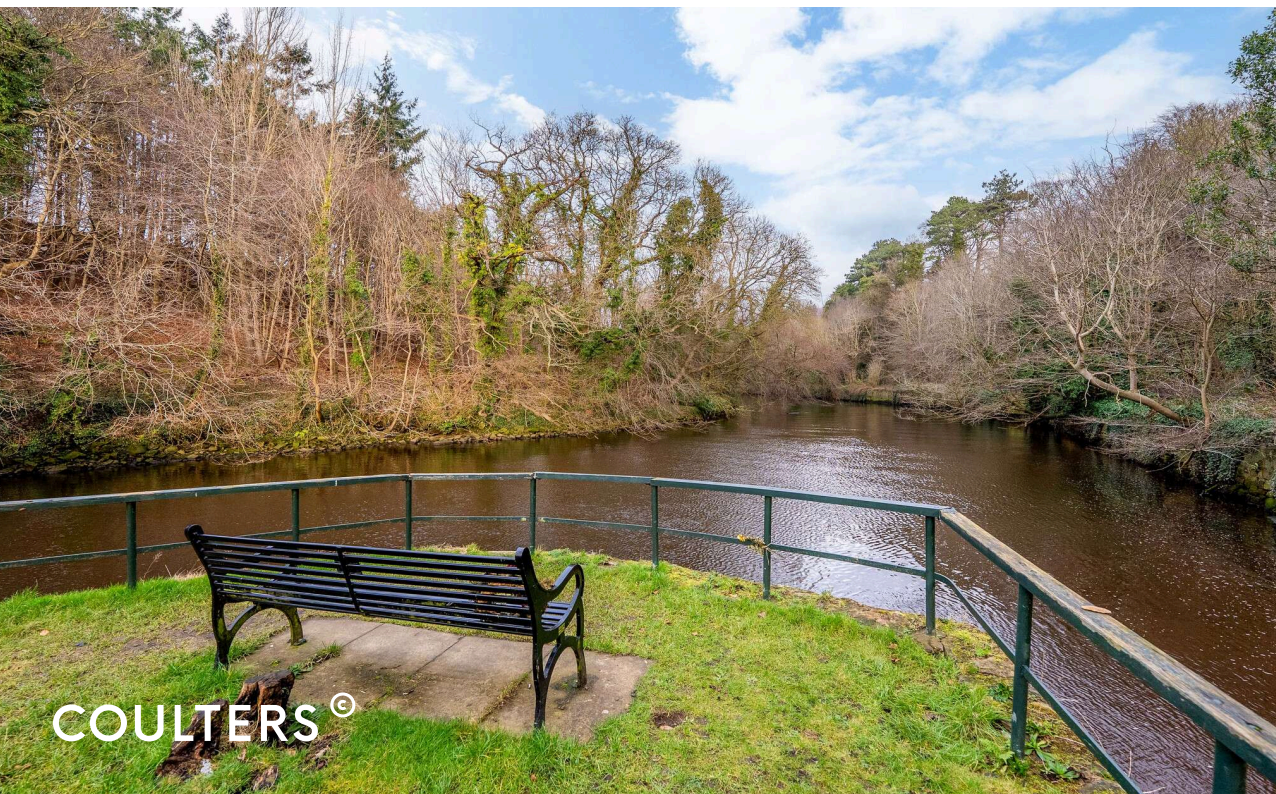
THE LOCAL AREA

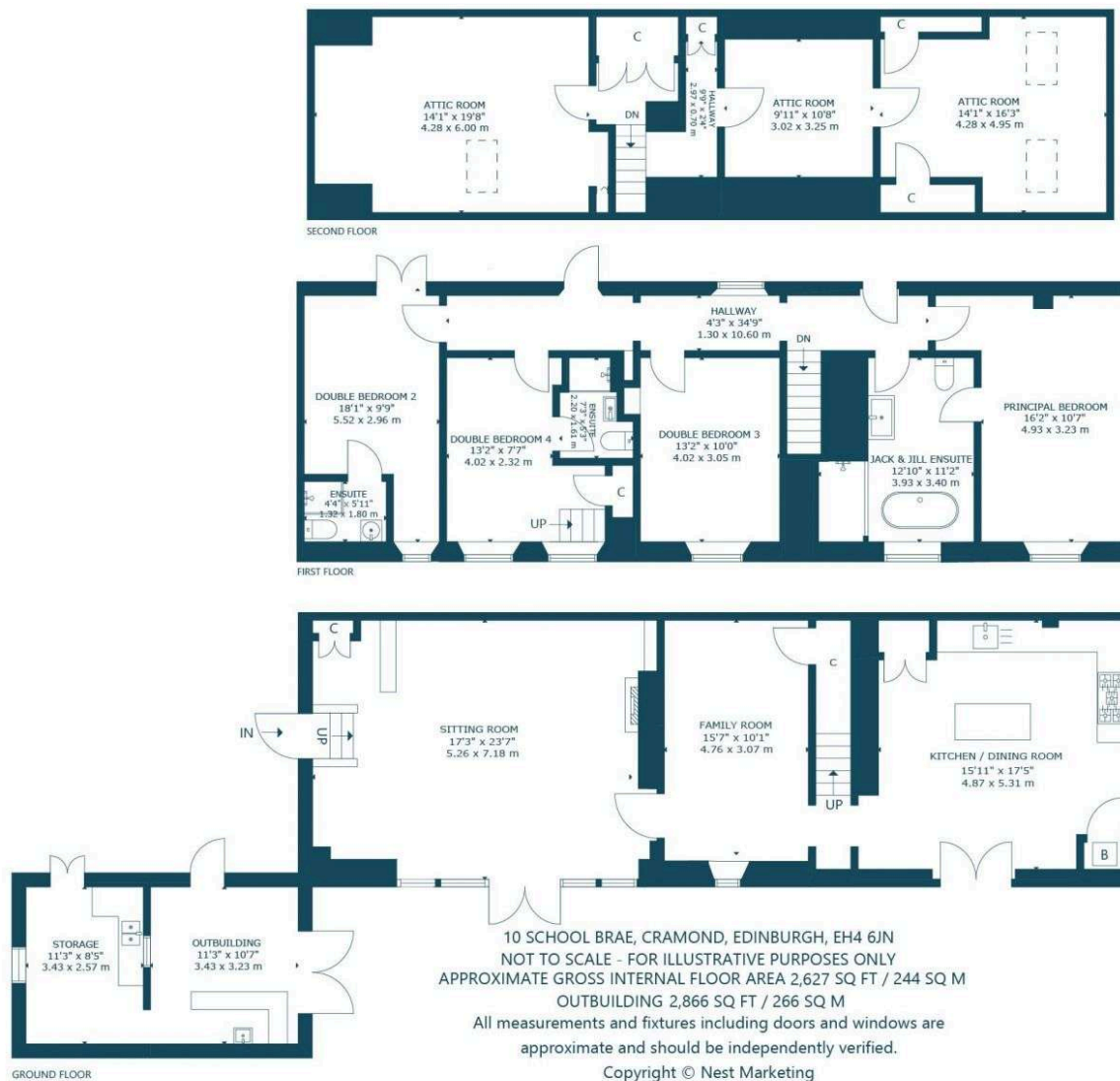
A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience. Lying just six miles northwest of the city centre, Cramond is a popular destination for lazy Sunday strolls (and parkrun on Saturdays). The promenade which is just a stone's throw from the property, 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, Queensferry Crossing, 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, with a bus stop just a couple of doors down.

EXTRAS

All blinds, curtains, fitted flooring, light fittings and white goods are included within the sale price.





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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.