



Offers Over
£595,000

53 Whitehouse Road

Cramond | Edinburgh | EH4 6PE

An exceptionally appealing and beautifully presented detached chalet bungalow, enjoying a superb location moments from the beach in the capital's picturesque Cramond area. A beloved family home for many years, the property offers generous/highly flexible accommodation and boasts a magnificent mature garden to the rear.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Extensive driveway and single garage
-  Private front and rear garden
-  EPC rating – D
-  Council tax band- G



Description

The internal accommodation is in immaculate move-in condition throughout, with the ground floor briefly comprising: entrance hallway with mid-century style opaque glazing and timber and glass stair to the upper level, comfortable dual facing reception room with focal fireplace, coving to ceiling and attractive hexagonal porthole style window, well equipped kitchen which has been fitted with a variety of contemporary base and wall mounted units, with contrasting worktops, tiling to splash areas and a selection of built-in appliances, open plan to an orangery which provides a spectacular all seasons living and entertaining space with dramatic central skylight, wood flooring and a sunny southerly facing aspect over the rear garden, generously proportioned fourth bedroom/ reception room which is currently being used as a sitting room by the existing owner, further double bedroom, and stylish modern shower room with luxury two piece white suite tiling to walls and shower enclosure.



On the upper floor the hallway houses a substantial storage cupboard and there are two large dual facing double bedrooms with built-in storage, together with a modern family bathroom comprising countertop sink, vanity unit with downlighters, WC, bath, and separate shower enclosure with mains shower and splash back.

Extras

All white goods, built-in appliances, blinds, light fittings, floor coverings and fitted wardrobes will be included. Please note that some items of the furniture, such as those in the orangery, are available via separate discussion.

Garden and Parking

To the front of the house a large monobloc driveway, leads to a single garage and is bordered by a mature hedgerow, offering a good degree of privacy. To the rear is an idyllic mature garden which enjoys a south facing aspect and has been lovingly tended by the existing owner, with manicured lawn, a variety of flowering bushes, shrubs and delightful mature trees. A paved seating area provides the perfect spot for relaxing or entertaining in the warmer months and there is a child's play set cleverly integrated into a large evergreen tree.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

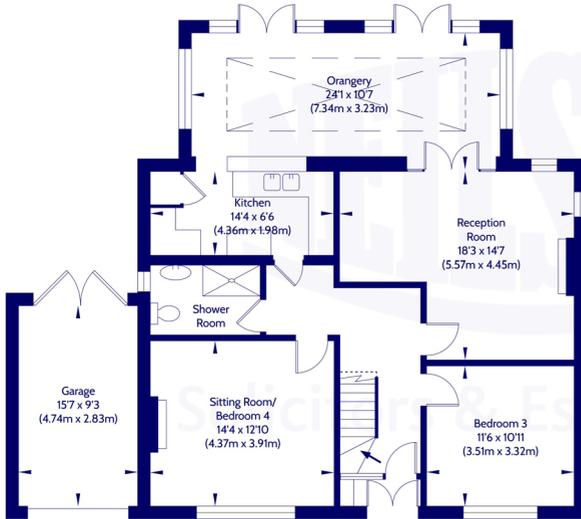
The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh City Centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping available in neighbouring Davidson's Mains or Barnton. A choice of supermarkets are available a short drive from the property, along with the Gyle Shopping Centre providing a good choice of high street named shops and stores. Frequent local bus services provide swift access to the city centre and surrounding areas and by car the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.



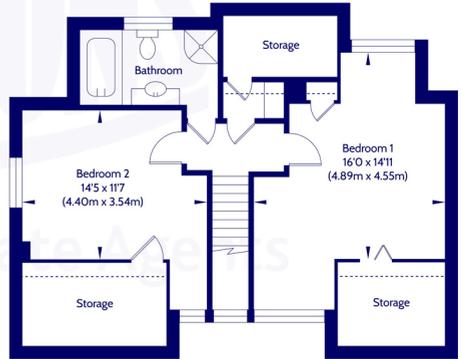


Approx. Gross Internal Floor Area 158.8 Sq M / 1710 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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