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21 Cramond Terrace

Cramond | Edinburgh | EH4 6PW

Bright and generously proportioned detached family home located in the desirable residential area of Cramond. The property benefits from a delightful, enclosed south-west facing garden to the rear and a garage and driveway to the front.

-  4 Bedrooms
-  2 Public room
-  2 Bathrooms
-  Lovely private garden
-  Garage and driveway
-  EPC rating – C
-  Council tax band - F



Description

Located in the highly sought after residential area of Cramond, this impressive detached family home lies within easy reach of Cramond Beach, a variety of local amenities and great transport links.

The interior of the property now requires some upgrading and modernization but offers superb potential for a buyer to create a wonderful home to their own style and requirements. The accommodation on the ground floor comprises – sitting/dining room that leads into the conservatory, kitchen/breakfast room with utility, two double bedrooms with built-in wardrobes and a bathroom. On the upper level there is a double bedroom with en-suite shower room, and further bedroom.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

Garden and Parking

The property benefits from a lovely, secluded south-west facing rear garden that is fully enclosed with mature borders of shrubs and trees. There is a lawn and patio area ideal for outdoor entertaining. To the front there is an area of garden, garage and large driveway.

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 Morrison's, Sainsbury's and Marks and Spencer's at the Gyle Shopping Centre. Located to the northwest 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, 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 secondary school level.





Approx. Gross Internal Floor Area 126 Sq M / 1358 Sq Ft.



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.



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



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✉ 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

