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Offers Over

**£600,000**

# 11 Cramond Gardens

## Cramond | Edinburgh | EH4 6PT

An impressive extended detached family home with generous gardens, flexible living space and excellent off-street parking in a highly desirable location close to excellent schools. Occupying a particularly generous plot, this substantial detached house offers spacious, flexible accommodation ideally suited to modern family life and entertaining.

- 4 bedrooms
- 3 public rooms
- 1 Shower room & Guest WC
- Substantial Private Gardens
- Garage and driveway
- EPC rating – D
- Council tax band - F

## Description

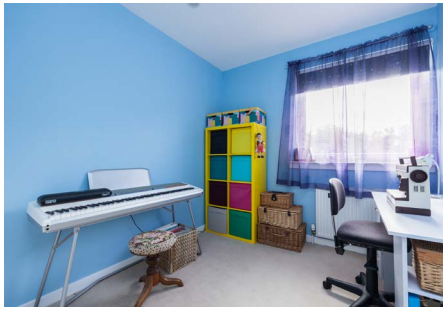
A large entrance vestibule with useful cloaks storage opens into the hallway. The generous reception room has a front-facing window and doors connecting to both the snug and conservatory, creating an exceptionally sociable and versatile ground-floor layout. At the heart of the home is the spacious open-plan kitchen/dining room overlooking the rear garden. An island unit provides a natural focal point, while integrated appliances include a double oven, five-burner induction hob, dishwasher and fridge/freezer. The kitchen opens into the conservatory/dining room, providing excellent space for family dining and entertaining. Further ground-floor accommodation includes a downstairs WC and a well-equipped utility room with excellent storage and space for a washing machine, tumble dryer and additional freezer. The utility room also provides access to the garden and garage. Upstairs are four double bedroooms and a family shower room. The principal bedroom is to the front and has built-in wardrobes, there is a second particularly spacious double to the rear, also with built-in wardrobes, a third double bedroom currently used as a home office, and a fourth double bedroom with built-in wardrobe. A luxurious, recently upgraded family shower room completes the accommodation. The landing has a large walk-in airing/storage cupboard housing the boiler, which has a full service history, together with access via a Ramsay ladder to a useful floored attic.

## Extras

All fixtures and fittings are included in the sale along with the integrated appliances in the kitchen.

## Gardens & Garage

The property is set within an exceptionally generous plot. A substantial driveway provides off-street parking for multiple vehicles and leads to the garage, while the enclosed side return has been cleverly utilised as a potting shed. The garage has an up and over door to the front and an internal door connecting to the utility room. There is power and light and scope for conversion to further living accommodation if desired, subject to the usual consents. The large, mature rear garden is a particular highlight, with lawn, decking, paved and pebble-chipped areas providing plenty of space for children or pets to play, outdoor dining and entertaining. A summer house and garden shed complete this excellent family garden.



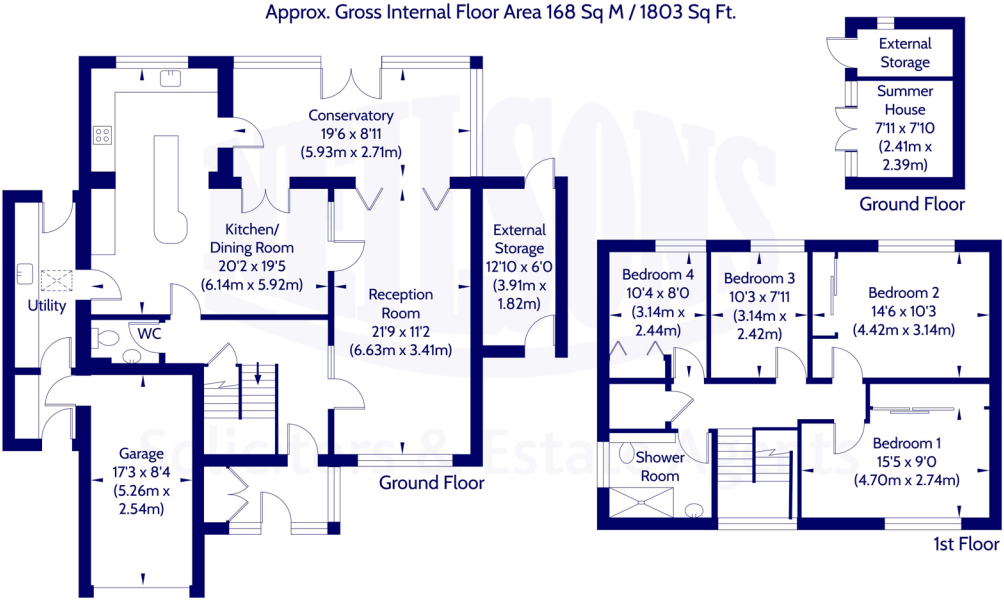
## Viewing

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 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 168 Sq M / 1803 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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