



42 Gamekeeper's Road,
Cramond, Edinburgh, EH4 6LS

CALL US ON 0131 447 4747



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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Bay windowed sitting room.
- Double doors to dining room.
- Breakfasting kitchen with appliances.
- Access to rear garden.
- Bedroom 4 on ground floor.
- Generously proportioned lounge (part of extension to rear)
- Access to conservatory.
- Large games room housing a full-size snooker table with bar.
- Access to garden from games room.
- Study/office off games room.
- Shower room on ground floor.
- Upper landing with storage.
- Master bedroom with built in mirrored wardrobes.
- Spacious fully tiled ensuite bathroom with shower attachment.
- Two further double bedrooms with built in mirrored wardrobes.
- Spacious family bathroom.
- Gas central heating.
- Double glazing.
- Monobloc driveway leading to garage at rear.
- Well maintained garden to front.
- Extensive enclosed garden at rear with patio area.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A fabulous extended detached villa situated within one of Edinburgh's most sought-after streets in the prestigious Cramond district of the city, within a short journey to the northwest of Edinburgh City Centre. There is an excellent range of local amenities close at hand and the property is an ideal commuter base into Edinburgh and to further afield with its close proximity to the Edinburgh City bypass and main motorway network. Now in need of modernisation and redecoration, the property offers excellent potential to be a stunning family home in a fantastic location.





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 Morrisons, Sainsburys and Marks and Spencer's at the Gyle Shopping Centre. Located on 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, the Roman Fort, and walks along the southern shore of the Forth. Many golf courses including Royal Burgess and Bruntsfield, 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 school level.



EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE SNOOKER TABLE, GARDEN SHED AND SUMMER HOUSE WILL ALSO ALL BE INCLUDED WITHIN THE FOR SALE PRICE.

COUNCIL TAX BAND H.

TRAIN STATION APPROXIMATELY 2.8 MILES TO EDINBURGH GATEWAY TRAIN STATION

APPROXIMATELY 4.4 MILES TO HAYMARKET TRAIN STATION.

AIRPORT

APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 100 METRES.

Gamekeepers Road,
Edinburgh, EH4 6LS

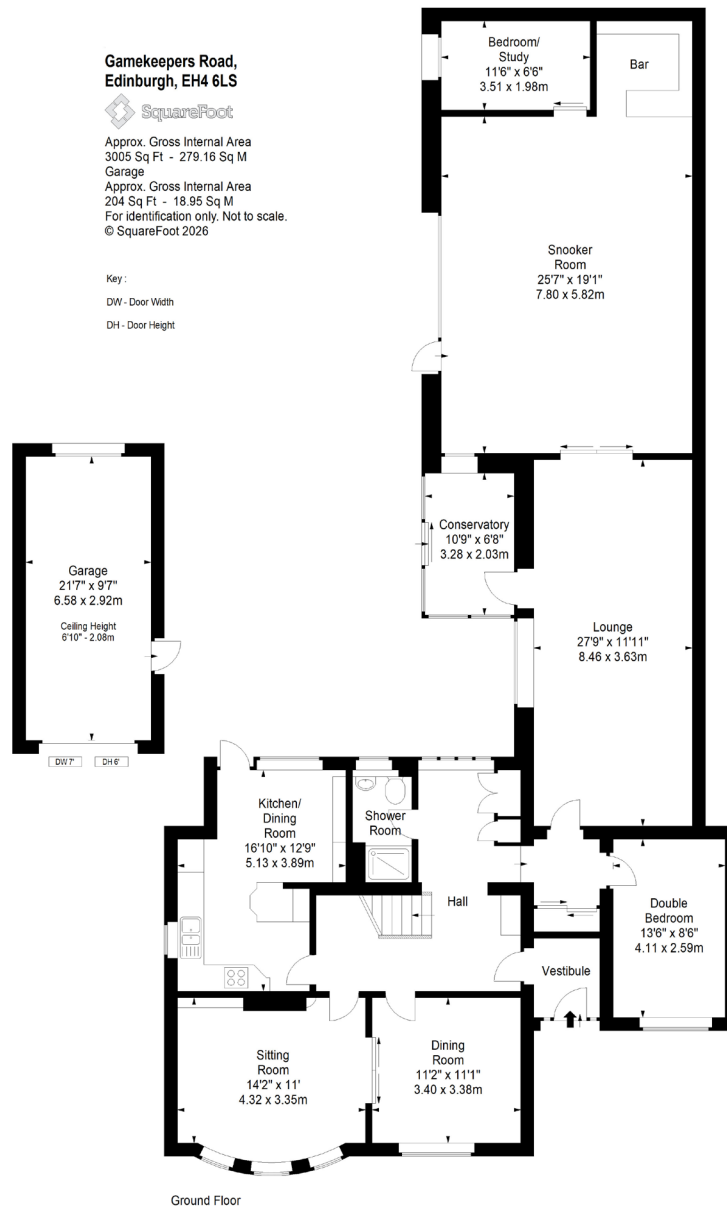


Approx. Gross Internal Area
3005 Sq Ft - 279.16 Sq M
Garage
Approx. Gross Internal Area
204 Sq Ft - 18.95 Sq M
For identification only. Not to scale.
© SquareFoot 2026

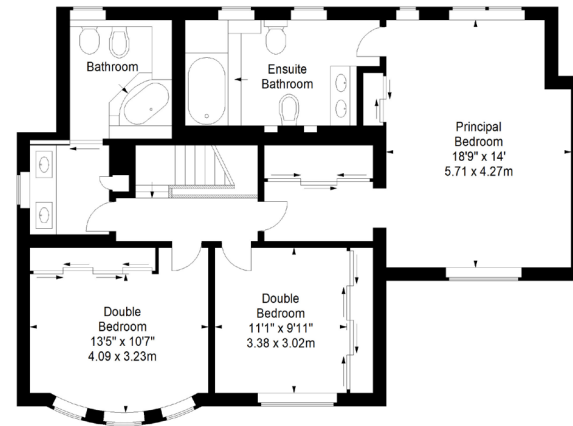
Key :

DW - Door Width

DH - Door Height



Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.