



**16 Upper Cramond Court, Cramond,
Edinburgh, EH4 6RQ**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

BEAUTIFULLY PRESENTED

THREE- BEDROOM TOWNHOUSE



This beautifully presented, three-bedroom, townhouse is situated in the extremely sought after Cramond district in Edinburgh, close to excellent schools, transport links, the airport and Cramond beach. Surrounded by particularly attractive, tree lined communal grounds this property has a quiet position in the development. The accommodation is over three floors and consists of an entrance vestibule, hallway, with access to the garage, W.C. and a bright, dining kitchen with smart, cream, fitted units, appliances, an island unit and patio doors open onto the private terrace garden. On the first floor there is a light filled, spacious lounge, with leafy views of the grounds, a master bedroom, with a balcony, and an ensuite shower room. On the top floor there are two further double bedrooms, both with built-in wardrobes, a family bathroom and access to the floored attic. To the front of the property there is a driveway and a single garage, and to the rear a very pretty terrace garden with a gate leading into the communal grounds, which has a large expanse of lawn, mature trees and planting.

Vestibule and hallway

Dining kitchen with patio doors

Lounge

Master bedroom with ensuite

Two further double bedrooms

Family bathroom

Gas central heating and double glazing

W.C.

Attic

Private terrace garden and balcony

Garage and driveway

Communal grounds factored by Charles White approx. £400 per annum





CRAMOND

Cramond is a village and parish to the north-west of Edinburgh at the mouth of the River Almond where it enters the Firth of Forth. It is one of Edinburgh's most desirable residential suburbs, featuring an attractive village atmosphere, the beach, the harbour, and shoreline walks. There are local shopping and banking amenities on Whitehouse Road including a Scotmid, post office and a range of smaller specialist shops. The neighbouring village of Davidsons Mains offers a Tesco Metro, chemist and post office. The property also lies within easy reach of Craigleith Retail Park or The Gyle shopping centre, which offers a choice of supermarkets and high street outlets. A wide variety of leisure facilities are at hand including walks by the River Almond to Cammo, Dalmeny Estate or to the foreshore at Cramond and the Royal Burgess and Bruntsfield golf courses. The city centre is within easy commuting distance by car or alternatively there is a public transport service into the city and surrounding locales. The property is in the catchment area for both Cramond Primary School and The Royal High School and within easy walking or cycling distance. There is good access to the main commuting links including the M9, M90, M8, Queensferry Crossing and Edinburgh International Airport.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£440,000

EPC Rating

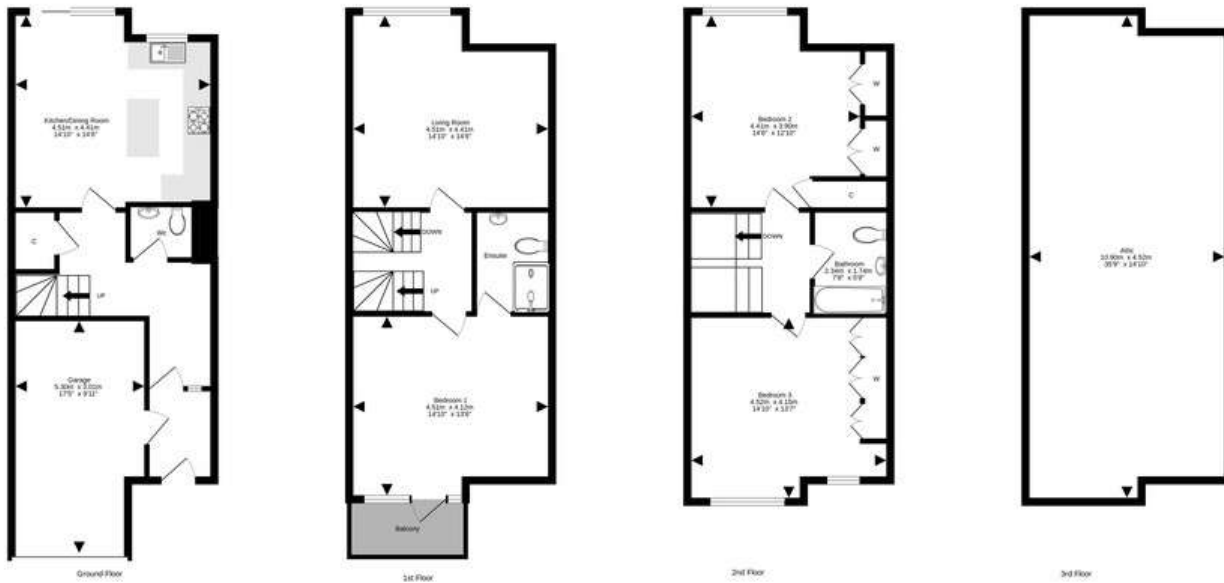
C











For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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