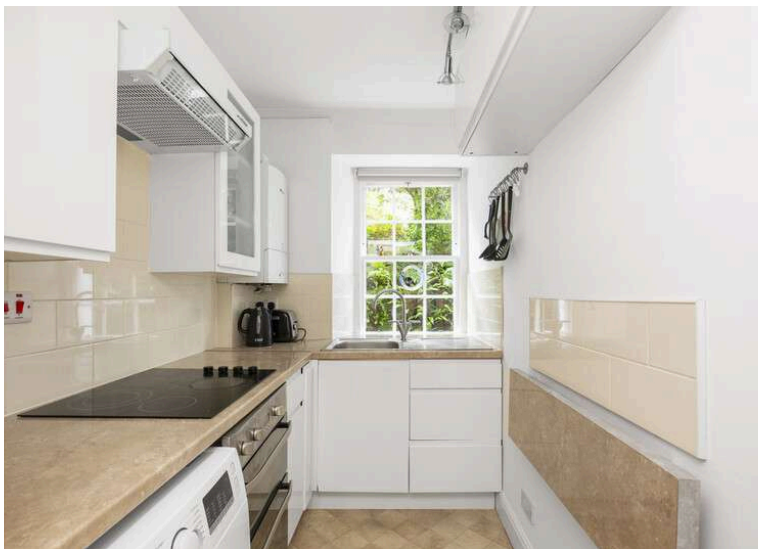




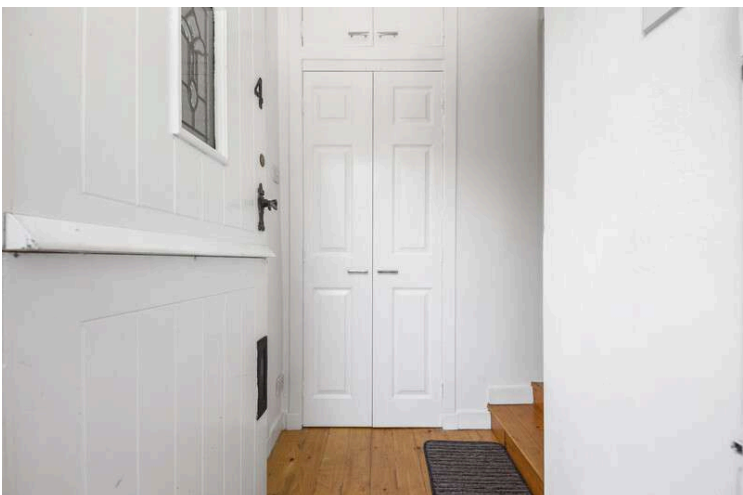
4 Caddells Row, Edinburgh, EH4 6HY

www.mcdougallmcqueen.co.uk



A rare opportunity to acquire a charming lower cottage villa in Caddells Row, situated alongside the River Almond and what must be one of Edinburgh's most tranquil settings. The accommodation has been well maintained and is tastefully presented by its currently owner and briefly comprises : vestibule entrance with storage and wooden flooring which continues to the lovely bright lounge, fire place with gas stove giving a natural focal point to the room; modern white kitchen units with window giving natural light and down down leaf breakfast bar; double bedroom situated to the rear with Edinburgh press and ample space for bed and bedroom furniture. Refitted modern shower room with attractive tiling, corner shower cubicle, wash hand basin within unit and wc, window and ladder style towel rail. Along with being move in condition the property further benefits from gas central heating. Externally there is a private patio area to the front, ideal for morning coffee while listening to the relaxing sounds of the river and well maintained communal gardens. There is plentiful unrestricted parking.

- Utterly charming lower cottage villa
- Located in the desirable village of Cramond
- Tranquil setting surrounded by greenery
- GCH, patio area to front & comm gardens
- Well presented and refitted shower-room
- 4 miles from the city centre



Location

Cramond is one of the most sought after residential areas in Edinburgh and is a leafy suburb enjoying a peaceful situation on the South shore of the Firth of Forth with stunning views and amazing scenery. It is approximately 4 miles North West of the City Centre. There are splendid walks nearby along the river Almond and at Cramond beach. There are convenience shops and small supermarkets on Whitehouse Road in nearby Barnton and also in Davidson's Mains. More extensive shopping facilities can be found at Craighleith Retail Park, Corstorphine and the Gyle Shopping Centre, all within a short drive. It is well placed for other amenities including The Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club.

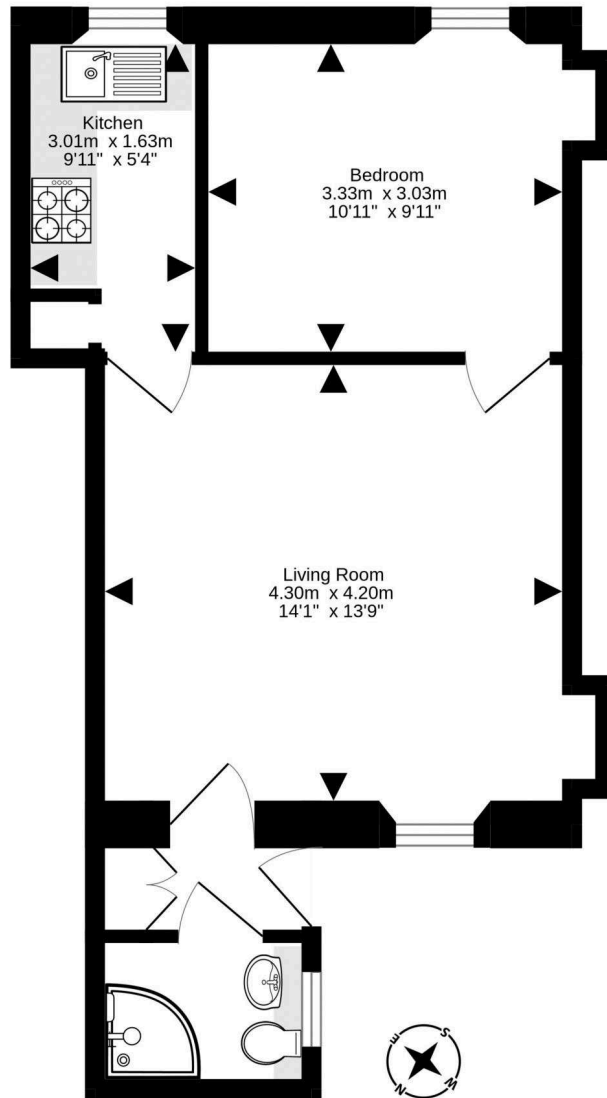
Extras

Included in the sale are window coverings, light fittings, wardrobe and fridge freezer.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - 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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

