



12 Cramond Terrace, Edinburgh, EH4 6PN

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Rarely available this well-proportioned, attractive three bedroom detached bungalow offers bright and spacious accommodation boasting a beautiful rear garden, driveway along with a single garage. The property is ideally located in the desirable area of Cramond located to the northwest of Edinburgh close to an abundance of local amenities, schooling and offers an ease of access to Edinburgh airport and the Queensferry Crossing. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Welcoming reception hallway with useful storage, hatch to attic.
- Living and dining room set to the rear of the property with direct access to the rear garden.
- Kitchen set off the dining area with a range of wall and base units.
- Front facing double bedroom with a bay style window, wall to wall built in wardrobe storage.
- Double bedroom front facing with a bay style window.
- Third bedroom, side aspect facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating and double glazing.
- Single garage with a gated driveway.
- Private gardens to the front and rear.



Location

The charming village of Cramond is located on the north western outskirts of the city, bordered by the Forth Estuary to the north and the city itself to the south. The area is considered to be one of the capital's most desirable residential suburbs which, despite its leafy setting, is just over four miles from the city centre and within minutes of the city by-pass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network. Undeniably picturesque and of considerable historic importance, the village is ideally suited to family living. There are excellent schools within walking distance including Cramond Primary School and The Royal High School, and in the private sector Cargilfield Preparatory School. Local shops include those at the Barnton junction where there is a Scotmid, a hairdresser, a gift shop/café, and a post office. The village of Davidsons Mains offers further independent shopping facilities and a Tesco Metro. There is also a 24 hour Tesco over the hill in Corstorphine. Cramond foreshore and yacht club are a pleasant stroll along the banks of the River Almond where there are also a number of cafes/galleries and a path through Dalmeny Estate leads all the way to the Hawes Inn in South Queensferry. There are several local golf courses and Cramond Kirk plays host to a number of very active clubs and societies. There are also a number of local access points to the city's cycle path network.

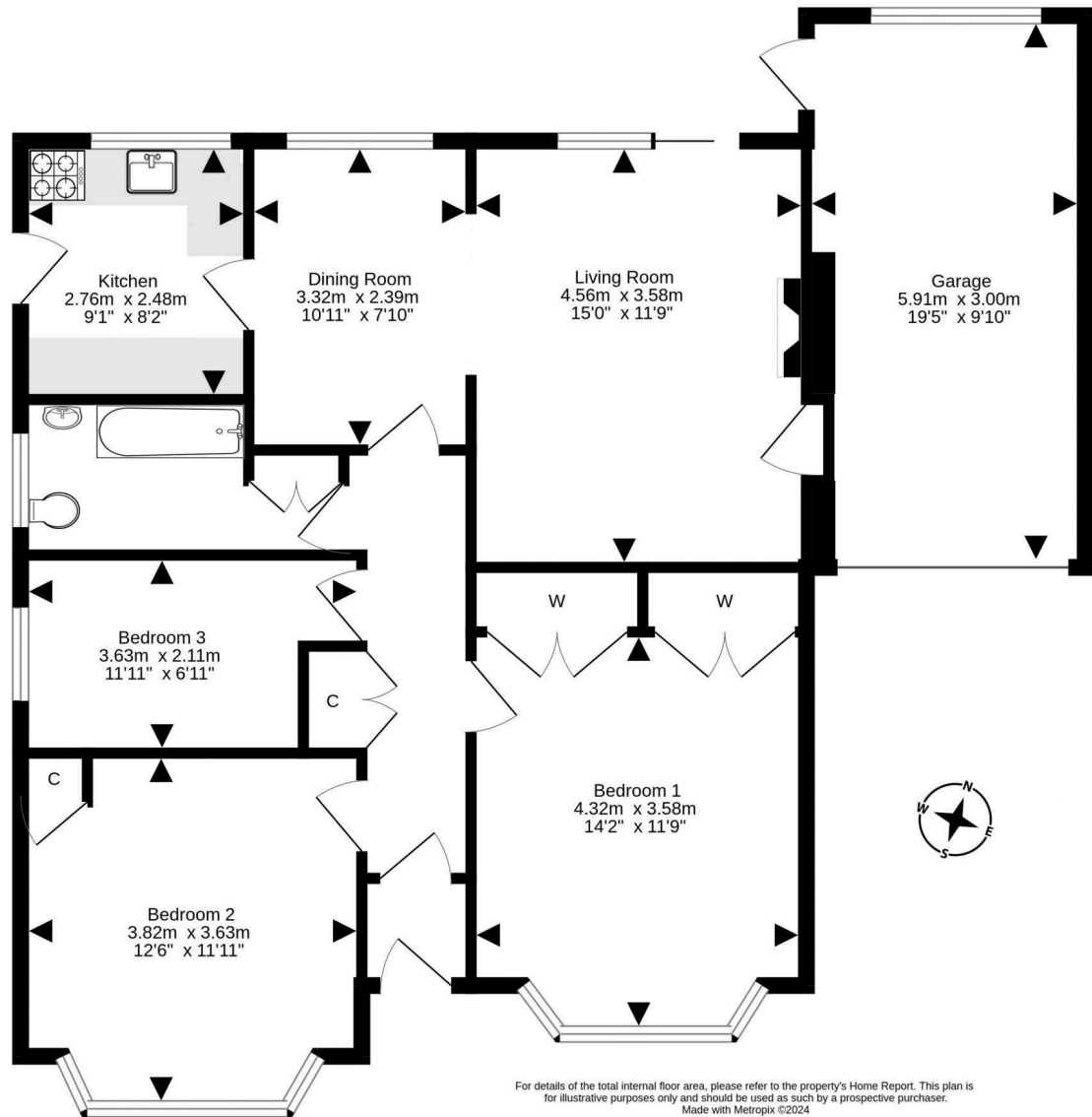
Extras

The fridge, freezer, cooker, washing machine, tumble dryer, curtains and fitted floor coverings are included. Please note the gas fire in the 2nd bedroom has been disconnected and gas fire in the lounge has not been used since October 2022.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



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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.

