










Offers Over
£420,000

36 Cramond Park

Cramond | Edinburgh | EH4 6PR

Situated in the popular coastal suburb of Cramond and within walking distance of the beach, is this attractive three bedroom, extended detached house which is well placed for local amenities and has good transport links to the City Centre and beyond. With a lounge, dining room and sunroom all flowing seamlessly together and creating an ideal space for entertaining, plus mature gardens to the front and rear, this really would make a fantastic family home.

-  3 bedrooms
-  3 public rooms
-  1 bathroom
-  Private front and rear gardens
-  Driveway
-  EPC rating – D
-  Council tax band- G



Description

Set over two levels, the downstairs accommodation briefly comprises entrance vestibule and welcoming hallway, bright lounge with gas fire overlooking the front garden, glazed French doors to an internal dining room creating a lovely flow through to the large sun room extension with full length glazed windows allowing you to enjoy the view of the rear garden, and fully fitted kitchen with plenty of storage, various appliances included and a door to the garden.

Moving upstairs you will find the principle bedroom with a fantastic wall to wall built in wardrobe, two further bedrooms both with built in cupboards, the family bathroom with a shower over the bath and attic space for storage.

The property further benefits from gas central heating and double glazing.



Extras

The dishwasher, fridge/freezer, washer/dryer, gas hob, electric oven and garden shed are all included in the sale.

Gardens & Driveway

A front garden welcomes you and a particular highlight is the mature private garden to the rear of the property which is laid to lawn with trees and shrubs plus a patio area, offering an ideal space for relaxing in the warmer months. There is a long monobloc driveway providing off street parking for several cars.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

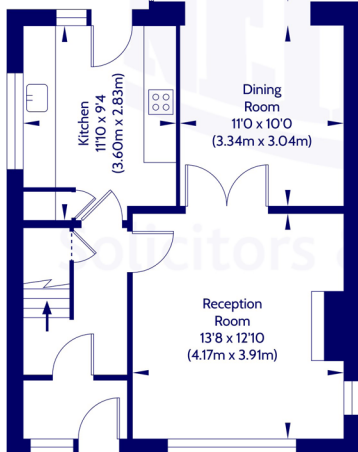
The popular coastal village of Cramond lies to the northwest of Edinburgh City Centre and has long been one of Edinburgh's most sought after residential locations, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping 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.



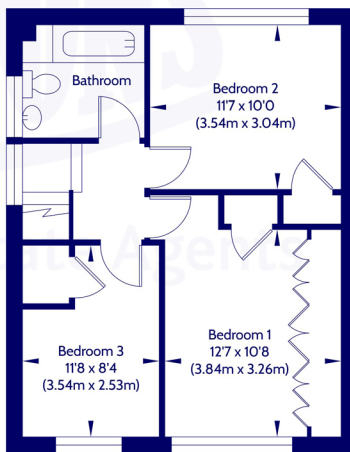
Approx. Internal Area 116.86 Sq M / 1258 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



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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