



**4 Gamekeeper's Park, Cramond,
Edinburgh, EH4 6PA**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

CHARMING

GENEROUSLY PROPORTIONED, FIVE BEDROOM,
SEMI-DETACHED, LINKED HOUSE



Set in a peaceful and exclusive development, this generously proportioned, five-bedroom, semi-detached linked house offers versatile accommodation over three floors, in the highly sought after Cramond area of Edinburgh, close to excellent schools, beautiful green spaces, Cramond beach and good transport links. The property is very nicely presented throughout and benefits from double glazing, gas central heating, double garage, parking and lovely gardens to the front and rear. On the ground floor there is an entrance vestibule, hallway with storage, a cloakroom with W.C, a particularly attractive dining lounge, with twin windows overlooking the garden and access to the garden room. The garden room has patio doors opening into the garden. The kitchen is at the front of the property, with a range of fitted units, appliances, as well as the dining/family room. On the upper floor there is a master bedroom, with a fitted wardrobe and ensuite, three further double bedrooms, all with storage and a family bathroom. There is a fantastic, large attic bedroom, with a dormer and a Velux window, eaves storage, and also plenty of space for home working and seating or would equally be ideal for a games room or a family room. There is a lovely, sunny rear garden with a lawn, patio area, planted borders, hedging and access to one of the garages. To the front there is an attractive planted border. There is also a shared wood in the development.

Vestibule and hallway

Dining lounge

Garden room

Kitchen

Dining room/family room

Cloakroom, with W.C.

Master bedroom, with ensuite

Four double bedrooms

Family bathroom

Excellent storage

Double glazing and gas central heating

Garden

Double garage with wooden doors, one also has double doors to rear garden

Communal drive

Shared wood, owned by 12 residents





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 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, with Waitrose and Sainsburys close at hand 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 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. There is good access to the main commuting links including the M9/M8, Queensferry Crossing and Edinburgh International Airport.



Extras

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

Viewing

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

Council Tax Band

G

Home Report Valuation

£620,000

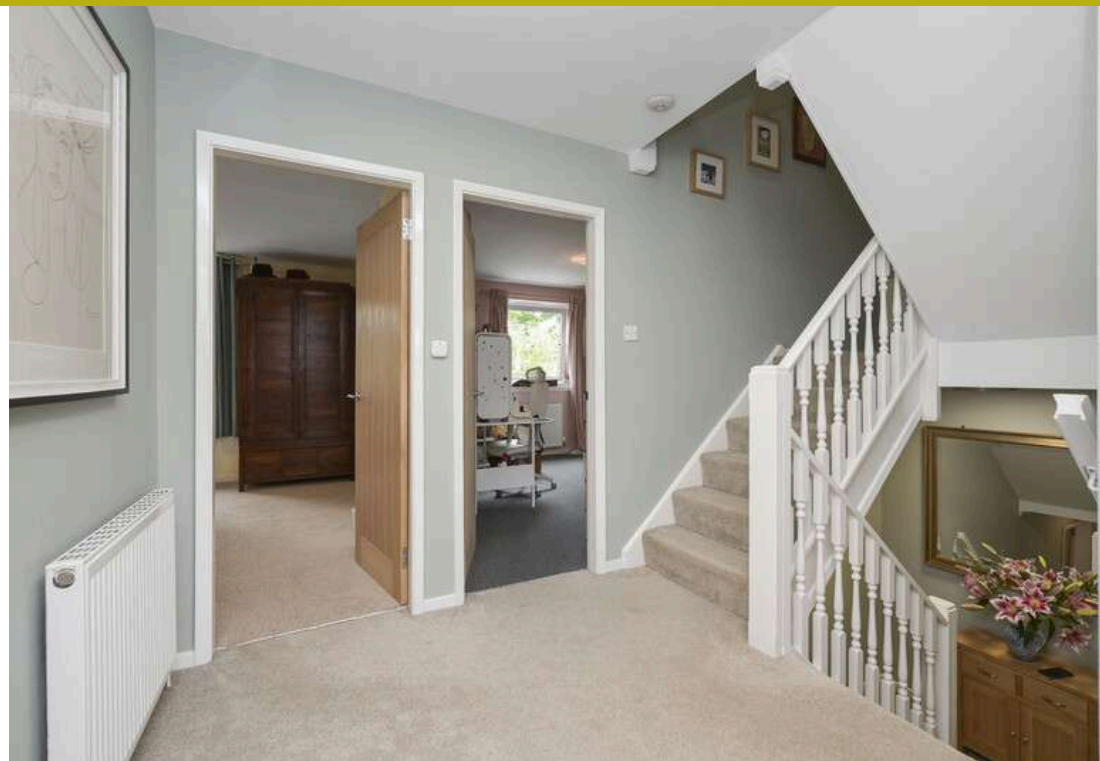
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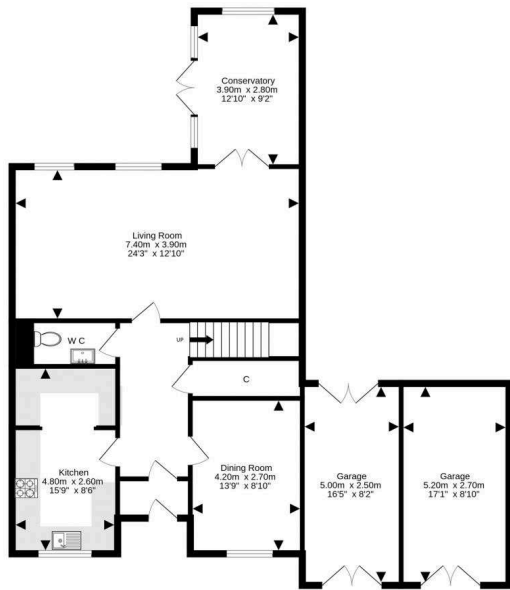
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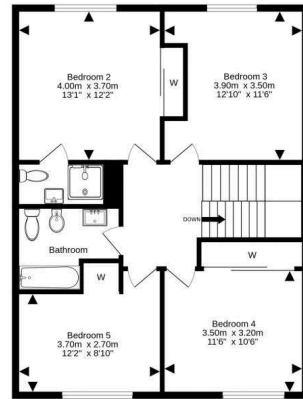




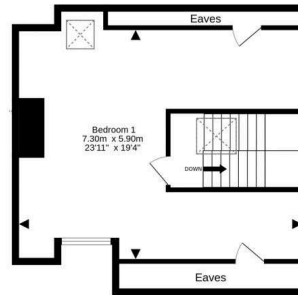




Ground Floor
107.1 sq.m. (1153 sq.ft.) approx.



1st Floor
71.4 sq.m. (768 sq.ft.) approx.



2nd Floor
48.7 sq.m. (524 sq.ft.) approx.

TOTAL FLOOR AREA : 227.2 sq.m. (2445 sq.ft.) approx.
 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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