

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



espc

4 Gamekeeper's Loan, Edinburgh, EH4 6LT
2 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: D

Location

This attractive four bedroom detached house is situated in the desirable area of Cramond, just four miles northwest of the city centre and is immaculately presented, ready to serve as a welcoming family home.

Once a small fishing village, Cramond has grown into one of the most desirable residential areas in Edinburgh and there are an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre.

Golf courses at the Royal Burgess, Bruntsfield Links and Turnhouse, the David Lloyd Fitness Centre and Barnton Park Lawn Tennis Club are within easy reach. Also close by are the attractive grounds of Lauriston Castle and the River Almond with walks leading to the village of Cramond and its seafront promenade and in the opposite direction to the leafy 80-acre Cammo Estate offering mature open woodland and parkland.

Ideal for the commuter Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport, as well as having excellent public transport links and an extensive network of cycle paths which provide swift and easy access into the city centre.

There are well respected schools in the area from both the public and private sector from nursery through to secondary education.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance Hallway with large storage cupboard

Bright spacious living room

Large modern kitchen/diner with built in hob, oven and microwave, fridge freezer, dishwasher, washing machine and extractor fan: these items are believed to be in good working order however their condition is not warranted. There are patio doors leading directly to the rear garden giving a sunny outlook.

Downstairs cloakroom with WC and wash basin

Four immaculately presented light and airy double bedrooms, two with built in wardrobes

Modern family bathroom with shower over bath, wash basin and w/c

Well maintained and landscaped gardens to the front and rear

Large summer house/home office in the rear garden

Linked single garage and large driveway

Gas central heating

Double glazing



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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ALLINGHAM & CO OFFICES

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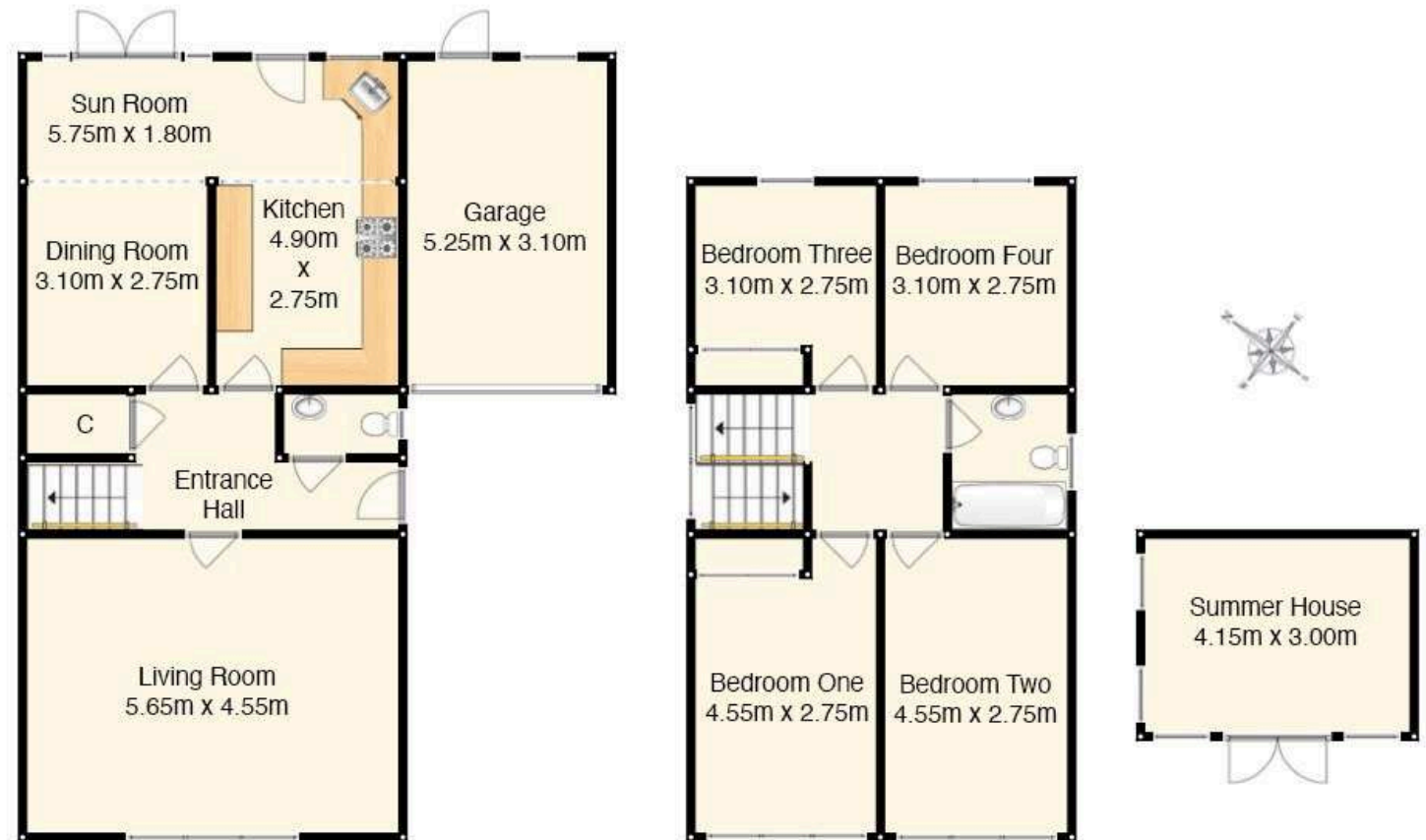
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 123m²
Garage 15.5m²
Summer House 12m²