



**38 Cramond Park, Edinburgh,
EH4 6PR**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE AND SPACIOUS

THREE-BEDROOM, DETACHED HOUSE



This attractive and spacious, three-bedroom, detached house has a fantastic location on a quiet residential street in the sought after Cramond area of Edinburgh, close to excellent schools, transport links, local amenities and Cramond beach. The property is nicely decorated throughout and offers generous family accommodation over two floors and is in walk-in condition. On the ground floor there is an entrance hall, a light filled living room to the front of the property, with a picture window overlooking the garden, a gas flame fire and double doors lead into the dining room. The kitchen has a good range of white, gloss fitted units, appliances and is open to the dining room. The dining room has direct access to the conservatory, which has a lovely outlook and access to the garden and also access to the garage. On the upper floor there is a double bedroom, with a fitted wardrobe and two cupboards, a second double bedroom and a single bedroom, a family bathroom and the landing has access to the attic. There is a garden to the front of the property, as well as a driveway and a large garage, with a workshop area within it and access to the rear garden. To the rear there is an enclosed garden, with an area of lawn, a patio, attractive borders, a greenhouse and three sheds.

- Hall
- Living room
- Kitchen/dining room
- Conservatory
- Three bedrooms
- Family bathroom
- Attic
- Double glazing
- Gas central heating
- Garden
- Large garage, with power and workshop
- Drive





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, washing machine, dishwasher, fridge freezer, three sheds and greenhouse are included in the sale (no warranties given).

Viewing

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

Council Tax Band

F

Home Report Valuation

£490,000

EPC Rating

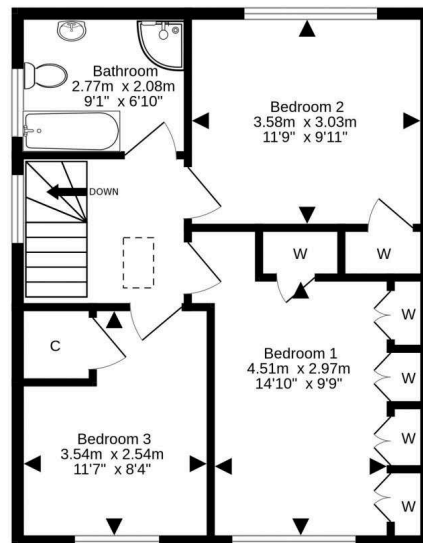
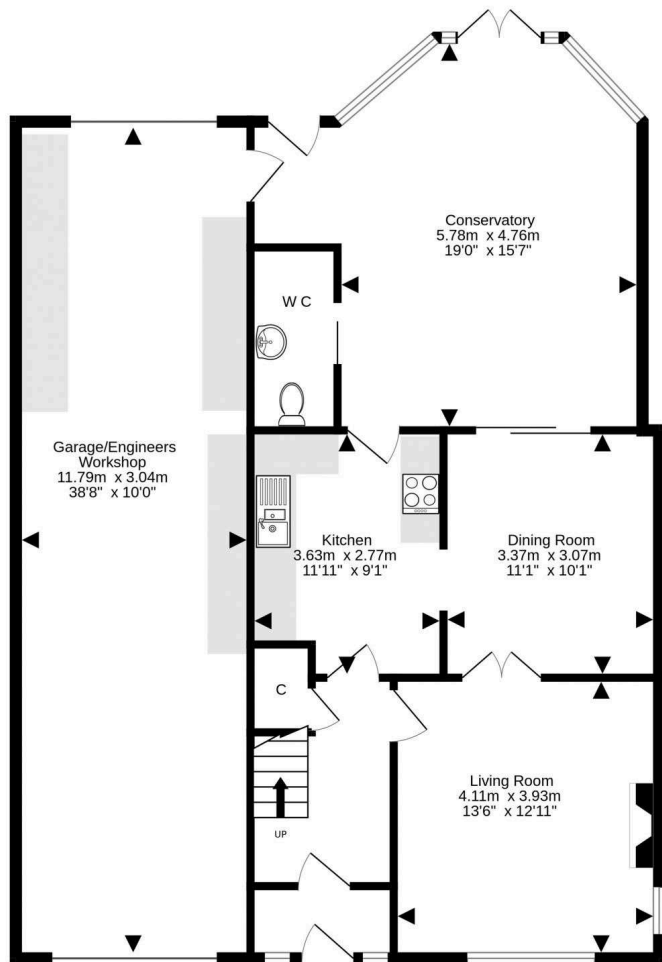
C











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. Made with Metropix ©2024



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