



9 Avenel, Edinburgh, EH4 6GX

Description

Substantial modern terraced townhouse offering beautifully presented and generous family accommodation (nearly 200SQM) over three floors. Many of the rooms have been freshly decorated and it is in move in condition. It benefits from an integral garage, driveway, sunny west facing rear garden, gas central heating and double glazing. The bottom floor could function as a granny flat. The property has a beautiful leafy outlook as it is situated near to the River Almond with pleasant views of the Dalmeny Estate. It forms part of an exclusive modern development in a pleasant cul-de-sac accessed from Avon Road.

Accommodation:

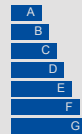
- Entrance vestibule with access to the Downstairs WC, which is fitted with a wash basin with vanity unit and vinyl click flooring
- Within the hallway, there is a storage cupboard housing the consumer unit and smart meter, is fitted with hanging rails and there is a further storage cupboard beneath the stairs
- Utility room with access to the rear garden and fitted with base mounted units with laminate worktops and an inset stainless steel sink with mixer tap; washing machine and dryer
- Family room/garden room which could be used as a downstairs bedroom; it has French doors and an en-suite shower room with large shower enclosure and fitted furniture with a WC and semi recessed wash-basin; tiled flooring and partially tiled walls
- On the first floor, the spacious sitting room has a sunny westerly aspect with pleasant views of the Dalmeny estate; it has a recently installed electric fire



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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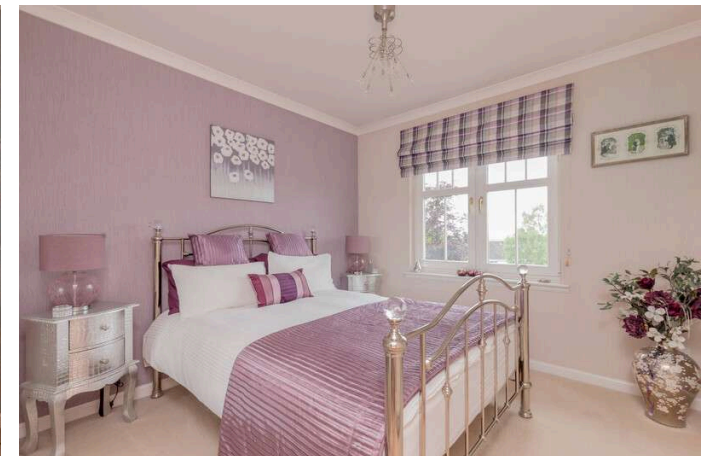


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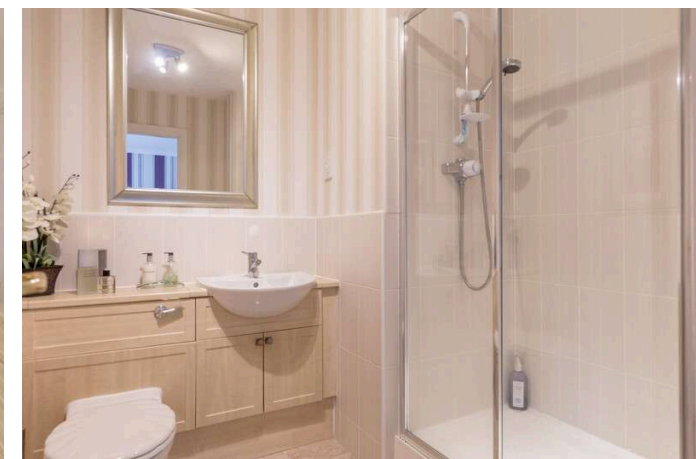


- Shower room with large shower enclosure with electric shower and fitted furniture with a WC, semi-recessed wash-basin, tiled flooring and partially tiled walls
- Front facing dining / family room with windows and pleasant open aspect
- The breakfasting kitchen is fitted with a range of beech effect wall and base mounted units with quartz worktops, and appliances including gas hob with extractor hood, integrated microwave, electric fan oven, fridge freezer and dishwasher.
- Second floor
- There are two good sized rear facing double bedrooms with pleasant outlook and built-in wardrobes
- Family bathroom with fitted furniture including wash basin, WC, bath and separate shower enclosure with mains pressure shower; tiled flooring, partially tiled walls and heated towel rail
- The cupboard in the upstairs landing houses the hot water cylinder
- The master bedroom lies to the front of the property and has French doors which lead out to a decked balcony
- The dressing room lies off the master bedroom and has extensive storage
- There is an en-suite shower room off the master bedroom with partially tiled walls, tiled flooring, shower enclosure with mains pressure shower and fitted bathroom furniture with WC and wash-basin
- The monoblocked driveway to the front leads to the integral garage with electric up and over door, storage, shelving, power and lighting
- The rear garden is pleasantly landscaped with a paved patio and well stocked borders with a variety of flowering shrubs including Rhododendron, Azaleas, Clematis and Acer trees among others. It is generally west facing and enclosed by fencing making it child and pet friendly.

Location

Cramond is one of the most sought after residential areas in Edinburgh and is a leafy suburb enjoying a peaceful situation on the South shore of the firth of Forth with stunning views and amazing scenery. It is approximately 4 miles North West of the City Centre. There are splendid walks nearby along the river Almond and at Cramond beach. There is also easy access to the cycle path network. There are convenience shops and small supermarkets on Whitehouse road in nearby Barnton and also in Davidson's Mains. More extensive shopping facilities can be found at Craigleith Retail Park, Corstorphine and the Gyle Shopping Centre, all within a short drive. It is well placed for other amenities including The Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club. The property lies within the catchment area of Cramond primary school and the Royal High school, which are both well regarded schools. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes.

Council Tax - Band G



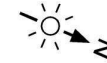




Avenel,
Edinburgh, EH4 6GX



Approx. Gross Internal Area
2172 Sq Ft - 201.78 Sq M
(Including Garage)
(Including Garage)
For identification only. Not to scale.
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