

COULTERS[©]

25 CRAMOND VALE

CRAMOND, EDINBURGH, EH4 6RB

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Enjoying a peaceful position on a quiet cul-de-sac in sought-after Cramond, this linked semi-detached house offers generous proportions, well-maintained gardens, and excellent potential for modernisation. Just a short walk from the River Almond walkway and the beachfront, the property benefits from a tranquil setting with easy access to local amenities, schools, and transport links.

Set behind a neat front garden, the accommodation is arranged over two levels. To the rear, a bright south-facing sitting room opens onto the garden through patio doors. A separate dining room sits to the front of the property and could easily be used as a fourth bedroom if desired.

KEY FEATURES



Linked semi-detached family home.



Flexible layout with up to four bedrooms.



Beautifully kept private garden to front and rear.



Single garage and driveway.



Cramond beach & promenade nearby.



Conveniently close to Edinburgh Airport.



EPC Rating - D



Council Tax Band - F





The kitchen is practical and functional, with ample fitted storage and a door leading to the back garden. A ground floor WC and understair cupboard add further convenience.

Upstairs, there are three bedrooms – two doubles and a single – all with fitted wardrobes and plenty of natural light. A family bathroom serves this level, and there is access to the attic for additional storage.

The rear garden is beautifully kept and fully enclosed, laid mainly to lawn with a paved seating area and deck. A single garage and private driveway provide excellent parking and storage options.





THE LOCAL AREA

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade which is just a stone's throw from the property, stretches all the way to Granton Harbour, and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way. Cramond is served by 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. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, Queensferry Crossing, and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre, with a bus stop just a couple of doors down.

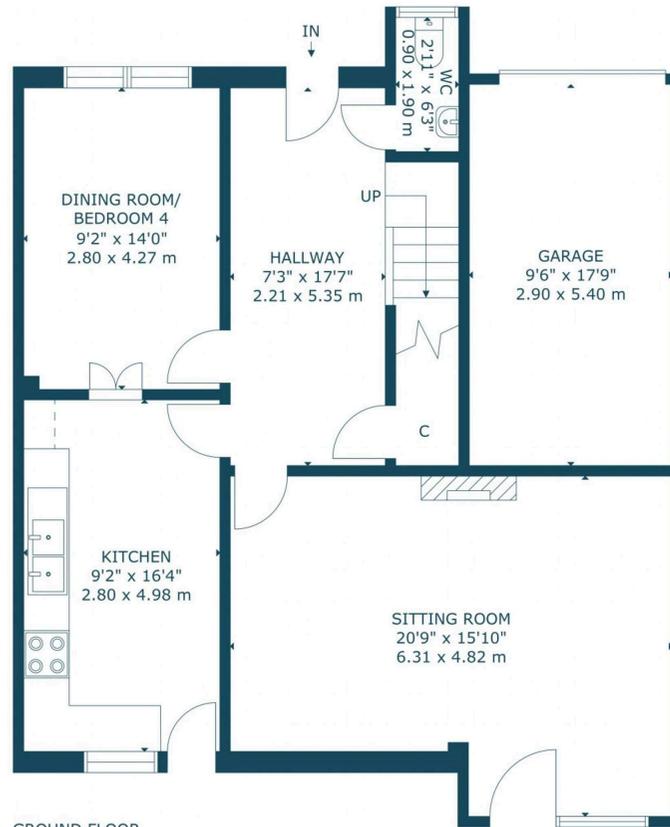


EXTRAS

All blinds, curtains, fitted flooring, light fittings and white goods are included within the sale price. Other items may be available by separate negotiation.

HOME REPORT VALUATION: £425,000





GROUND FLOOR



FIRST FLOOR



25 CRAMOND VALE, CRAMOND, EDINBURGH, EH4 6RB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,238 SQ FT / 115 SQ M
 GARAGE 167 SQ FT / 16 SQ M

All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.