



5 Cramond Road South  
Barnton, Edinburgh, EH4 6AG



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## Delightful link-detached family house with garage, driveway & a south-facing private garden

- Spacious sitting room & dining room
- Sun room with electric blinds & awning
- Kitchen
- Principal bedroom with en-suite
- 2 further double bedrooms
- Family bathroom
- Garden Room
- Garage & driveway
- Lovely south-facing garden
- Gas central heating & double glazing



**Offers Over: £475,000**

**EPC Rating: D**

**Council Tax: G**

**Tenure: Freehold**

Further information can be found in the home report.

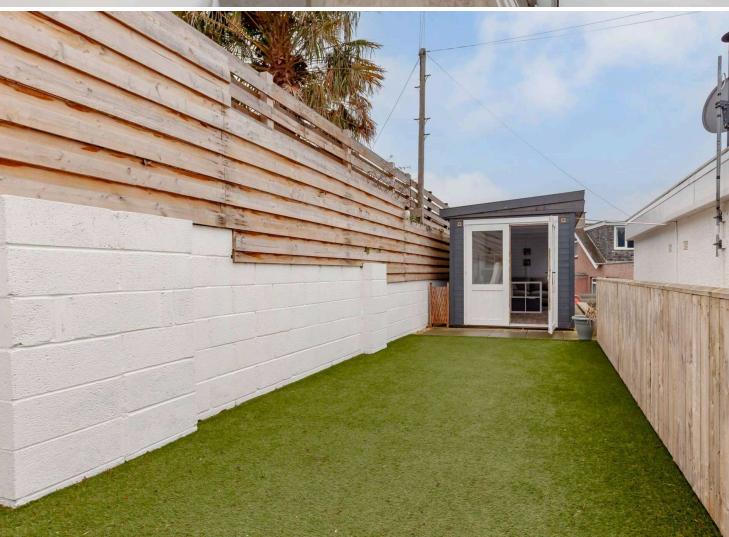
# About the Property

Located in the highly sought after residential area of Barnton, this delightful link-detached family house benefits from a garage and driveway to the front. To the side and rear is a lovely enclosed south-facing private garden with a superb garden room.

The current owners have carried out some ideal improvements including an en-suite shower room, new kitchen, a sun room with electric blinds on the doors and an electric awning, and the garden room as well as cosmetic upgrading. The interior is bright and well proportioned throughout and offers ideal accommodation with versatile living and entertaining space.







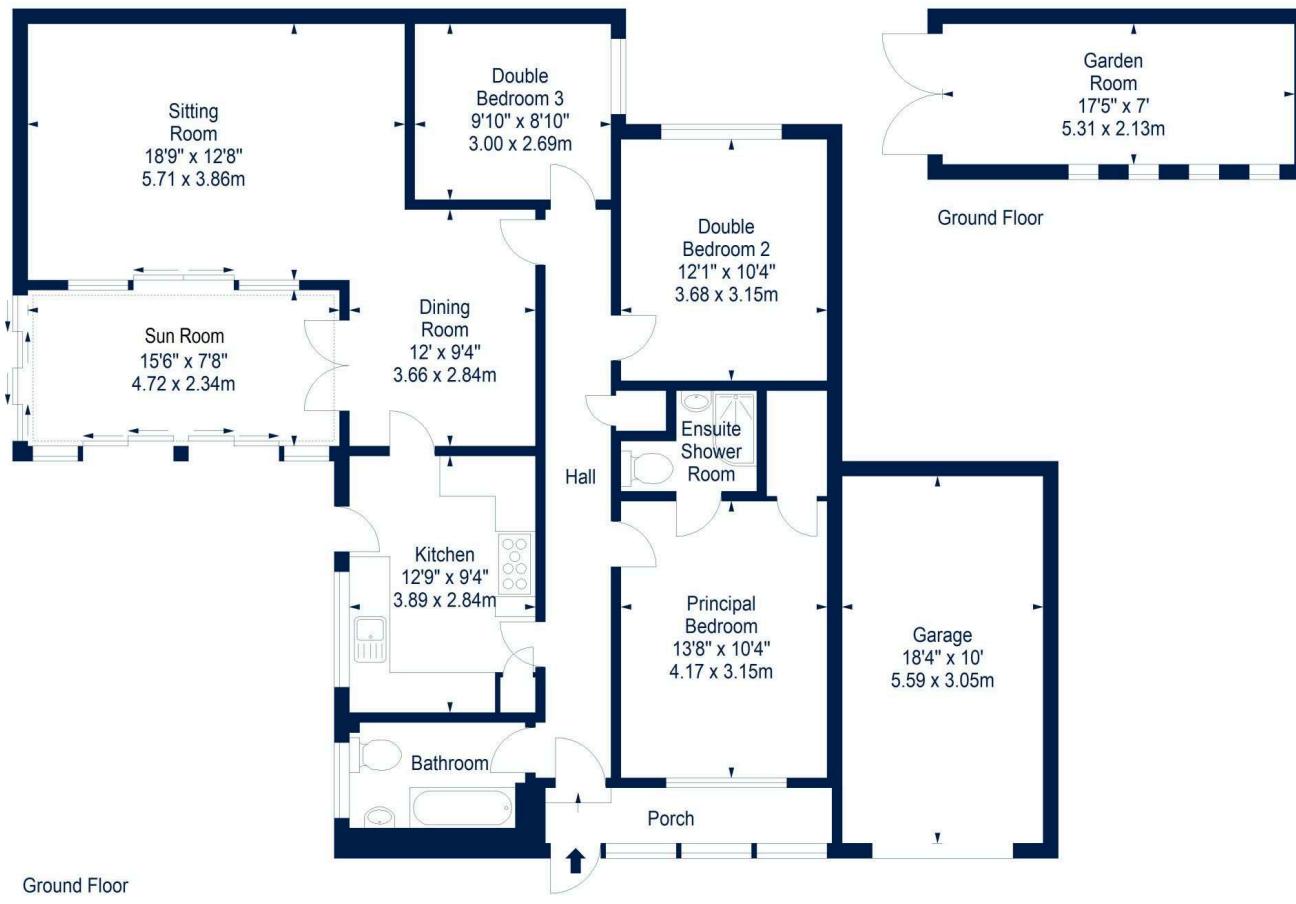
## Location

Barnton is a peaceful and exclusive residential area surrounded by open countryside, yet only a few miles from the city centre. There are excellent local shopping facilities available nearby and larger retail stores can be found a short drive away at the Gyle, Hermiston Gate, and the Craigleath Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond with Cramond Beach promenade. There are several excellent local golf courses including The Royal Burgess and Bruntsfield Links, and sailing at Cramond and South Queensferry. The area has excellent bus routes into the city centre, and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. The property is within catchment of Davidson's Mains Primary and The Royal High School; private schools are easily accessible.

## Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, Belling Range style cooker, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

5 Cramond Road South, Edinburgh, Midlothian, EH4 6AG



House - Approx. Gross Internal Area - 1235 Sq Ft - 114.73 Sq M  
Garage - Approx. Gross Internal Area - 183 Sq Ft - 17.00 Sq M  
Garden Room - Approx. Gross Internal Area - 122 Sq Ft - 11.33 Sq M

For identification only. Not to scale. © SquareFoot 2026





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