



# 27 Cramond Park

Cramond, Edinburgh, EH4 6PX





## Detached house set on a generous corner plot with private garden, garage & driveway

- Superb sitting/dining room
- Modern fitted kitchen
- Principal bedroom with en-suite
- 2 further double bedrooms
- Shower room
- Excellent storage
- Desirable residential area
- Private garden to the front, side & rear
- Garage & large driveway
- Gas central heating & double glazing

Virtually staged



**Offers Over: £485,000**

**EPC Rating: D**

**Council Tax: F**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

This impressive detached family house enjoys an enviable position on a large corner plot. The property is located in the highly sought after residential area of Cramond. The wonderful Cramond Beach and promenade are within easy reach of the property. In addition to a large driveway and garage is a private garden to the front, side and rear.

The tasteful interior is bright and generously proportioned throughout and offers ideal family accommodation over two levels.

## Extras

All fitted floor coverings, light fittings, blinds, curtains, curtain poles, oven, hob, extractor hood, fridge/freezer and washing machine are included in the sale price. The shed in the rear garden is also included in the sale price.





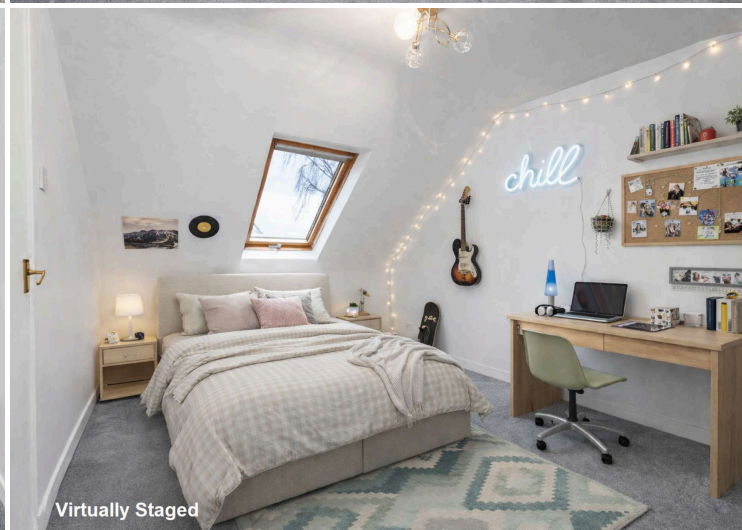


Virtually staged



## Location

Cramond is an exclusive residential area a few miles to the north-west of the city centre. There are excellent local shopping facilities at nearby Barnton and at Davidson's Mains. Larger retail stores can be found at The Gyle and Craighleith Retail Park. There is a wide variety of leisure facilities, including walks along the River Almond to the village of Cramond itself, with the Cramond Beach promenade which is now host to the increasingly popular Boardwalk Beach Club and Park Run close by. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.



Virtually Staged

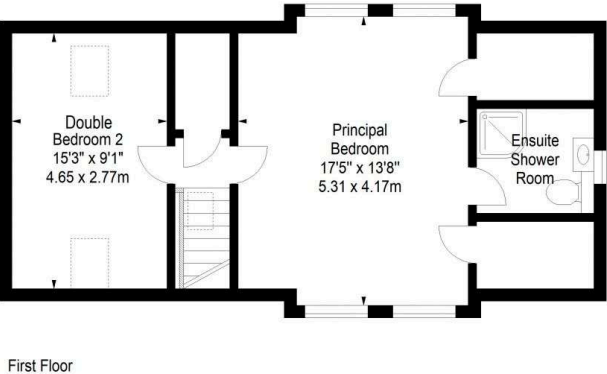
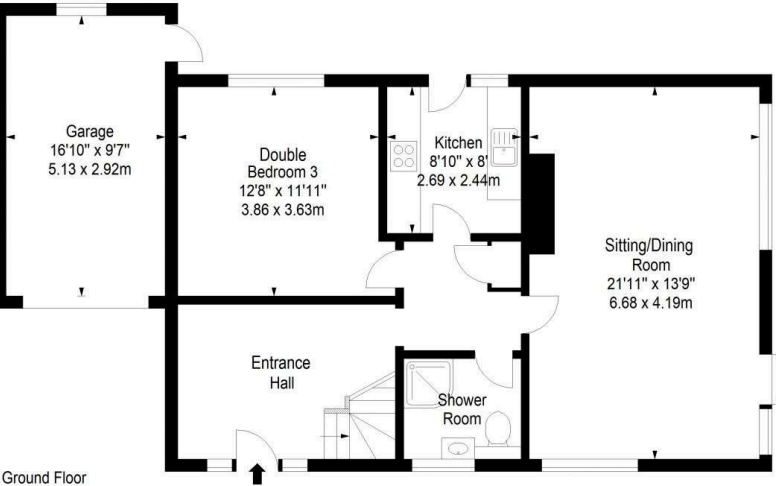




Cramond Park,  
Edinburgh,  
Midlothian, EH4 6PX



Approx. Gross Internal Area  
1323 Sq Ft - 122.91 Sq M  
Garage  
Approx. Gross Internal Area  
159 Sq Ft - 14.77 Sq M  
For identification only. Not to scale.  
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