



1 Cramond Bank, Edinburgh, EH4 6PS

Impressive three-bedroom semi-detached villa with south-facing garden, driveway, and garage

URQUHARTS
EDINBURGH



DESCRIPTION

1 Cramond Bank is an immaculately presented three-bedroom extended semi-detached family home with enclosed south/south-west facing rear garden, driveway, and garage. Situated in the desirable Cramond area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas.

Entrance vestibule & hall; bright sitting room overlooking the front garden; impressive open plan family room, kitchen, and dining room with sliding patio doors to the rear garden and feature sky/roof light, flooding the room with natural light; modern fitted kitchen with wall and base units, integrated Bosch appliances and island with induction hob and downdraft cooker hood; utility room with direct access to the rear and integral garage, and a contemporary downstairs shower room & WC. On the upper level, three good-sized bedrooms, all with built-in wardrobes/storage cupboards and a family bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Sitting room. Family room / Kitchen / Dining room. Three bedrooms. Utility room. Shower room & WC. Bathroom.

Gas central heating. Mixture of triple and double glazing. Well-maintained front garden, with the enclosed south/south-west facing rear garden mainly laid to lawn with patio area and children's playhouse. Driveway and single car integral garage. Partially floored attic (which has extension proposal plans available).



LOCATION

Cramond is a charming & picturesque village lying approximately 4 miles to the Northwest of Edinburgh, bordered by the Forth Estuary, the banks of River Almond and Cramond foreshore. Local shops cater for everyday needs, with larger retail stores only a short drive away at the Gyle Shopping Centre, Hermiston Gait, and Craighleith Retail Park. Leisure and recreational activities include pleasant walks along River Almond, Cramond & Silverknowes promenade, sailing at Cramond and South Queensferry, Drum Brae leisure centre, as well as several excellent local golf courses including The Royal Burgess and Bruntsfield Links. Cramond



Primary, with an entrance at the end of Cramond Bank cul-de-sac, and The Royal High are the catchment schools for the area, with private schools within easy reach including Cargilfield Preparatory School, Fettes College, St George's School for Girls, and The Erskine Stewart's Melville Schools. Regular buses run into the city centre and to surrounding areas, and the City Bypass and M8 are within proximity, giving access to the Edinburgh International Airport, Forth Road Bridge/Queensferry Crossing, and central motorway network.

INCLUDED IN SALE

All fitted floor coverings, light fittings, some curtains, some blinds, integrated kitchen appliances and the integrated Bose surround sound system in the living area. The washing machine and tumble dryer are not included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

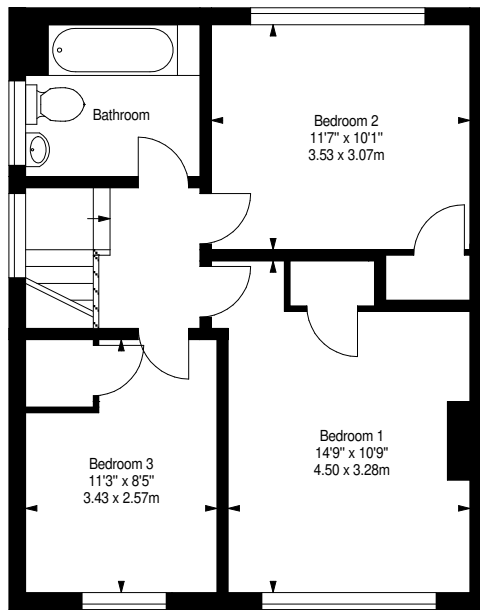
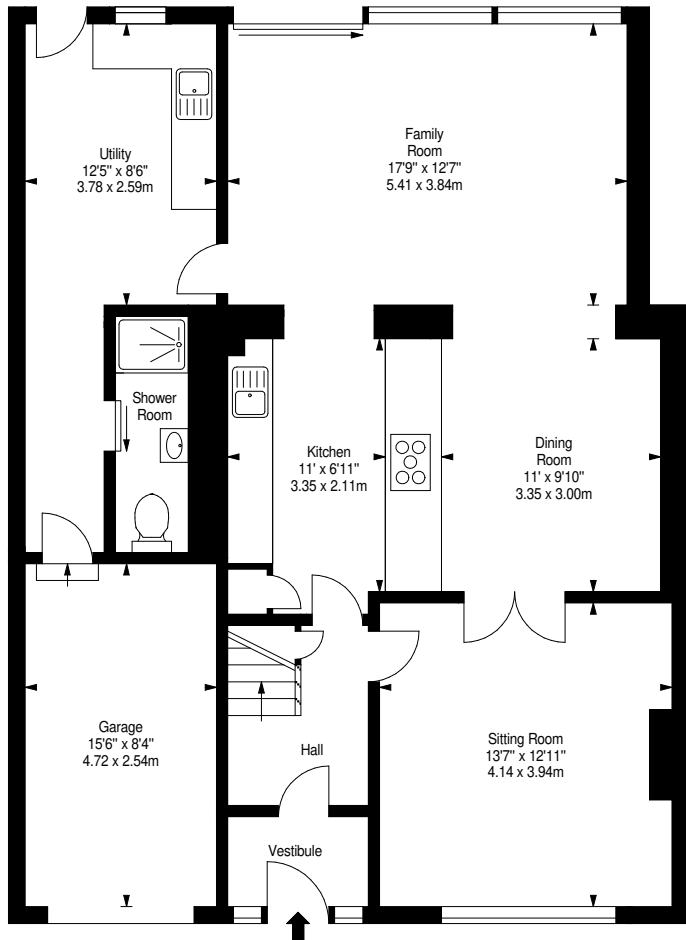
The property has an Energy Rating Category **C**



1 Cramond Bank,
Edinburgh,
Midlothian, EH4 6PS



Approx. Gross Internal Area
1594 Sq Ft - 148.08 Sq M
(Including Garage)
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.