



lindsays

8 Cramond Road South,
Davidsons Mains, Edinburgh, EH4 6AD

"A handsome semi detached Edwardian villa with double integral garage, driveway and mature fully enclosed gardens"

- Entrance vestibule
- Reception hall
- Bay windowed sitting room
- Two further reception rooms
- Large bright kitchen/dining room with integrated appliances and Corian worktops
- Utility room
- Contemporary shower room
- Bay windowed principal bedroom
- Three further double bedrooms
- Former maid's room, now a study
- Extensively tiled family bathroom with shower
- Gas central heating
- Double glazing

EPC Rating D

FIXED PRICE £835,000
£15,000 BELOW HR VALUE



Description

Enviably located minutes from all the area has to offer, 8 Cramond Road South is a stone built semi detached Edwardian villa with later extension, a large mature garden, a double garage and a private drive with parking for several vehicles. Extending to around 2,172 square feet, this much cherished family home retains much of its period charm and architecture. The elegant reception hall is an excellent introduction to the style and character of the house with its leaded inner door and original dado rail. To the left of the hall there is a lovely bay windowed sitting room with original cornice and two leaded glass press cupboards to either side of the fireplace. Also on the ground floor there are two further reception rooms, a modern kitchen/ dining room with access to the rear garden, a utility room also with access to the rear garden and a contemporary shower room. A staircase off one of the rear reception rooms leads to the former maid's room or bedroom five, currently a study. Upstairs, the principal bedroom mirrors the deep bay window formation of the ground floor sitting room and comes complete with extensive fitted furniture. There are three further double bedrooms and the stylish family bathroom with shower.

The house stands within its own mature, professionally landscaped gardens to the front, side and rear. Delightful, secluded patio areas create the perfect space to enjoy long summer evenings and appreciate the wonderfully colourful surroundings.

Area

The 'village' of Davidsons Mains is a desirable residential area of the city, lying approximately 3 miles west of Princes Street, to which there are excellent public transport services. Bordered by the historic village of Cramond to the north and Blackhall to the south, the location is one which successfully combines a leafy suburban environment with City Centre accessibility. The village itself plays host to an excellent range of local shopping facilities and services, ranging from small independent shops to a large branch of Tesco, all just a short walk from the property. The area also plays host to several popular cafes, pubs and restaurants, as well as a number of clubs and societies. A Croquet Club in the impressive grounds of Laurieston Castle, the Barnton Park Lawn Tennis Club, a Bowling Club, Silverknowes Golf Course and the lovely open spaces of Laurieston Castle, Davisons Mains Park and Corstorphine Hill are all within the immediate vicinity. A little further afield, Cramond's Marina, cafes and galleries are a pleasant stroll along the foreshore from Silverknowes. Route 1 of the city's cycle path network also passes through the area. Primary and Secondary schools, i.e. Davidsons Mains Primary School and The Royal High School, both of which have an excellent academic reputation, are immediately on hand, as are in the private sector, Cargilfield Preparatory School, Mary Erskine's and Stewarts Melville colleges. Edinburgh International Airport is within a short drive, as are the city by-pass, the central motorway network and the Queensferry Crossing.

Viewing

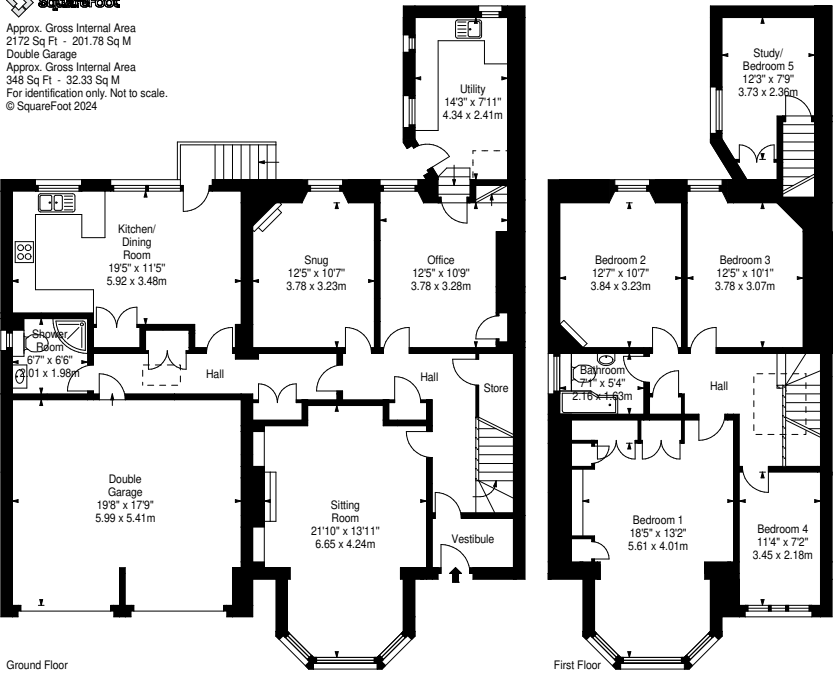
by appointment contact Lindsay's on 0131 229 4040



Cramond Road South,
Edinburgh,
Midlothian, EH4 6AD



Approx. Gross Internal Area
2172 Sq Ft - 201.78 Sq M
Double Garage
Approx. Gross Internal Area
348 Sq Ft - 32.33 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.