



16 Cramond Road South,
Edinburgh EH4 6AA



An impressive 4 bedroom terraced house, forming part of an attractive Edwardian terrace including a summer house located to the rear garden

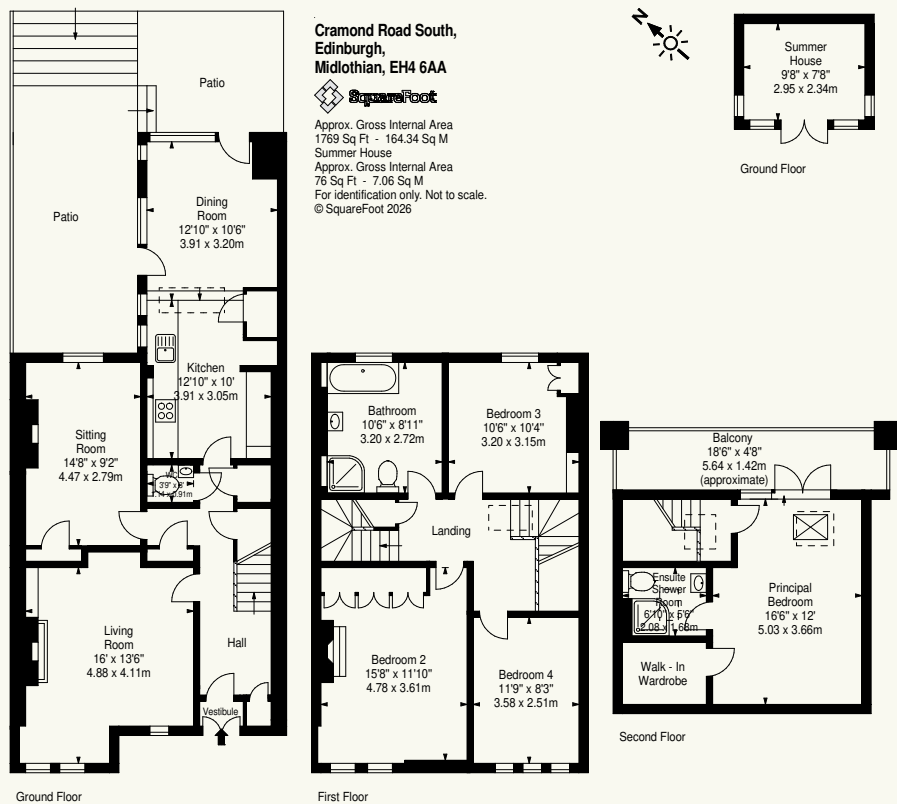
 4 Bed  2 Bath  2 Reception

16 Cramond Road South is an impressive 4 bedroom terraced house, forming part of an attractive Edwardian terrace, located in the sought after residential area of Barnton The property, which is presented to market in excellent condition, benefits from a delightful private garden to the rear, a balcony with fantastic rooftop views, and a driveway for 2 vehicles to the front. The accommodation, which is set over 3 floors, comprises - entrance vestibule and hallway with storage, living room with a feature fireplace, sitting room / snug with a feature fireplace, contemporary kitchen / dining room with doors out to the rear patios, principal bedroom with an ensuite shower room and walk-in wardrobe, 3 further double bedrooms, family bathroom, and an additional ground floor WC. There is a summer house located to the rear of the garden which is included in the sale.

Features

- Impressive accommodation in excellent condition
- Superb local amenities and transport links
- Delightful private rear garden and balcony
- Driveway for 2 vehicles
- Hallway with storage
- 3 public room
- 4 double bedrooms (1 ensuite)
- Family bathroom
- Additional ground floor WC
- EPC Rating C

Offers Over £650,000



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 bypass, the central motorway network and the Queensferry Crossing.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays 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.