

30 GAMEKEEPER'S ROAD

Cramond, Edinburgh, EH4 6LU



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GENERAL FEATURES

Magnificent five-bedroom detached villa in prestigious Cramond
Exceptionally private position on sought-after Gamekeeper's Road
Handsome stone & harled elevations with bay windows & a balustraded balcony
Leafy garden outlooks throughout the home
Convenient for the foreshore, River Almond, city centre, airport, and road links
EPC Rating - D

ACCOMMODATION FEATURES

Entrance vestibule and broad reception hall with storage and a guest WC
Elegant bay-windowed drawing room with a working fireplace
Expansive library with polished timber flooring and a living flame fire
Formal dining room, family room, and snug/sitting room
Distinctive pentagonal ground-floor garden room
Traditional timber breakfasting kitchen with a separate laundry room and side vestibule
Five well-proportioned bedrooms, three with en-suite facilities
First-floor pentagonal study with elevated leafy views
Large floored attic currently arranged as a cinema room, with eaves storage
ADT Security system

EXTERNAL FEATURES

Expansive and exceptionally private front and rear gardens
Sweeping lawns, mature trees, colourful planting, terraces, and decking
Front-garden fountain and extensive lighting among the shrubs and decking
Three garden sheds and a separate log store
Secure gated driveway with ample private parking
Long detached garage extending to more than 25 feet



a wonderfully
PRIVATE
SETTING

This magnificent detached villa enjoys a wonderfully private setting on prestigious Gamekeeper's Road, surrounded by mature gardens in sought-after Cramond. Its handsome stone and harled elevations are enriched by broad bay windows, a hipped red-tiled roof, and an elegant balustraded balcony. Combining traditional architecture with substantial, highly flexible interiors,

the five-bedroom home offers an exceptional selection of formal and informal reception spaces, four bath/shower rooms, a first-floor study, and a large floored attic currently arranged as a cinema. Beautiful gardens extend around the house, complemented by gated driveway parking, a long detached garage, several useful sheds, and leafy outlooks throughout.

DISTINGUISHED

family home in coastal Cramond

The property is quietly positioned within one of Edinburgh's most desirable residential districts, close to Cramond Foreshore, the River Almond, and the village atmosphere and scenic walks for which the area is renowned. Excellent everyday amenities, well-regarded schooling, and regular transport links are within convenient reach, while the city centre, Edinburgh Airport, and major road connections can all be readily accessed.

This outstanding location allows the house to feel secluded and peaceful without sacrificing city convenience. The balance of grand entertaining space, practical accommodation, an ADT Security system, and secluded outdoor living makes it especially well suited to family life.

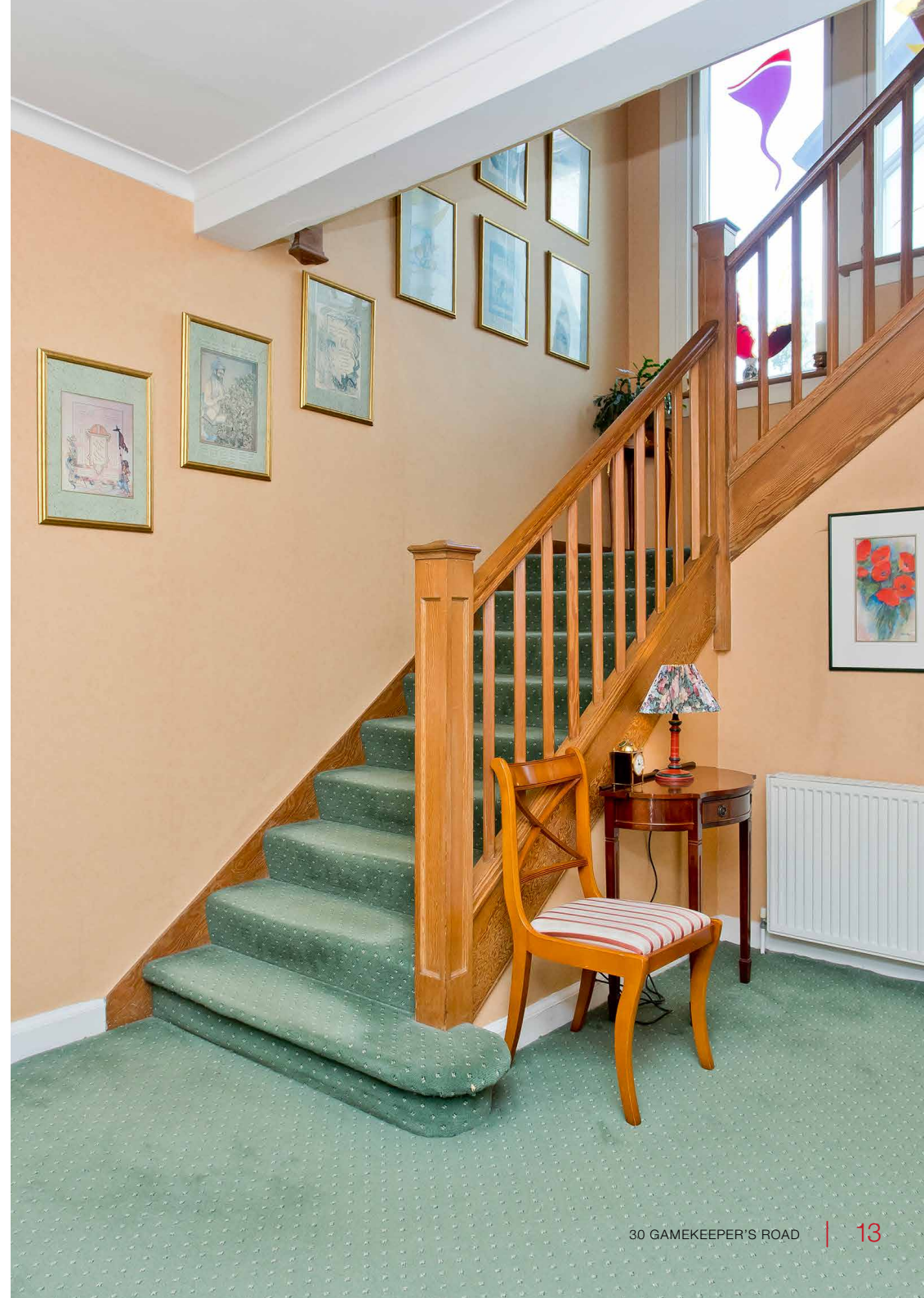
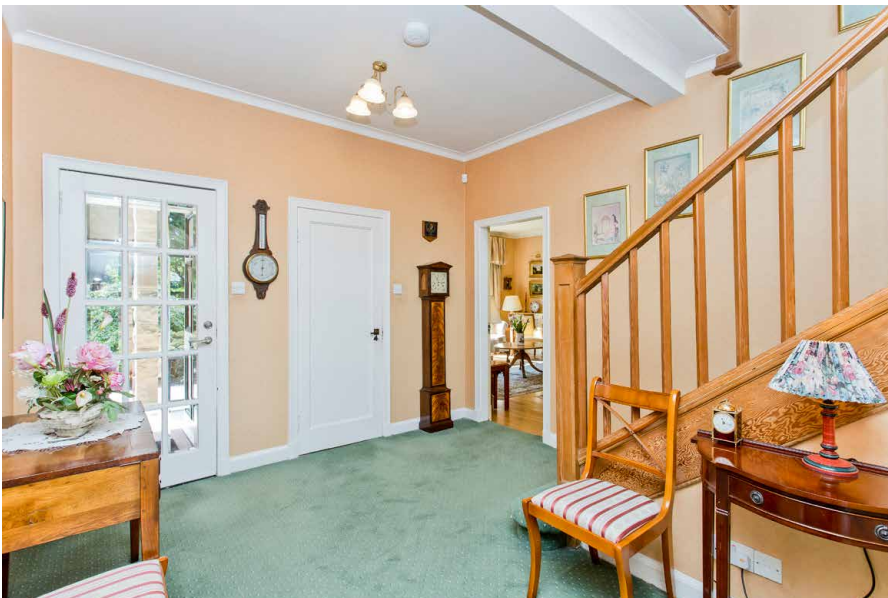




An impressive and welcoming

RECEPTION

A front vestibule opens into a broad reception hall, setting the tone for the scale and character found throughout. A turning staircase, warm timber details, and glazed doors add to the traditional appeal, while the excellent circulation space connects the extensive ground-floor accommodation. Practical features include a guest WC and an under-stair cupboard housing a safe.



EXCEPTIONAL SPACES



for living, dining, and entertaining

A splendid drawing room forms an elegant setting for formal relaxation, with a broad bay window framing the garden and a working fireplace creating an inviting focal point.

ELEGANT BAY-WINDOWED DRAWING ROOM





REMARKABLE LIBRARY & DINING ROOM

The remarkable library offers abundant space for several seating, dining, and study areas, enhanced by extensive glazing, polished timber flooring, a living flame fire, decorative cornicing, and captivating outlooks over the grounds.







Body copy

A separate formal dining room with a polished timber floor and there is a mantelpiece and power for an electric fire to be installed is perfectly suited to larger gatherings, while the family room provides a comfortable everyday retreat and connects to a distinctive pentagonal garden room. Completing the collection is an intimate snug/sitting room, featuring fitted shelving. Together, these rooms provide impressive versatility for family life, home working, entertaining, hobbies, and quieter moments.



GENEROUS

breakfasting kitchen



The generous breakfasting kitchen is fitted with an extensive range of timber cabinets, dark worktops, tiled splashbacks, a chequerboard floor, and a freestanding range-style cooker, with a window bringing in natural light and garden views. Its generous proportions allow

ample space for informal dining. The practical layout is supported by a separate laundry room and side vestibule, keeping household tasks neatly removed from the main living areas and providing useful secondary access for busy family routines.



Distinctive pentagonal ground-floor

GARDEN ROOM

B&B copy



FIVE BEDROOMS



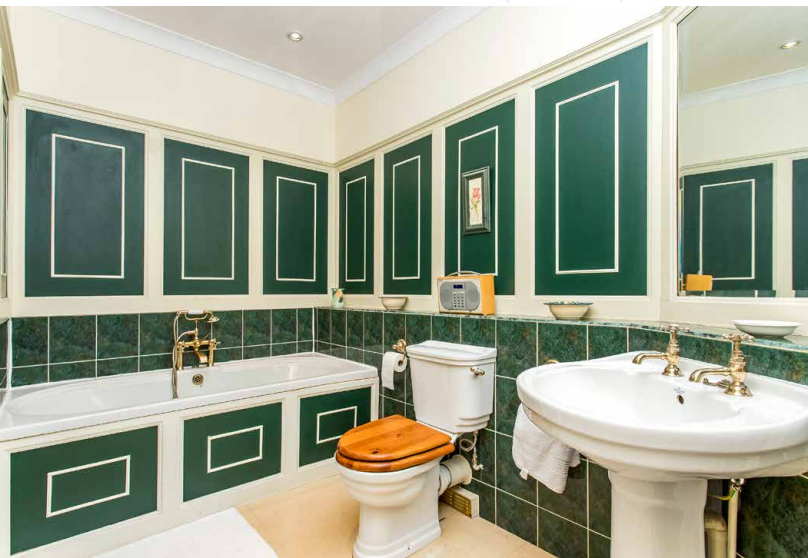
A spacious principal bedroom

The first-floor landing leads to five well-proportioned bedrooms. The exceptionally spacious principal bedroom incorporates a broad bay window, a character fireplace with a living flame fire, and a private en-suite.





A SECOND SUBSTANTIAL BEDROOM ALSO BENEFITS FROM AN EN-SUITE





While a third bedroom has a further private shower room



THE REMAINING TWO BEDROOMS

The remaining two bedrooms offer comfortable and flexible accommodation for children, guests, dressing space, or additional offices.

Also on this level is a bright pentagonal study, providing an inspiring and unusually tranquil space for reading or working while enjoying elevated views across the surrounding greenery.





MULTIPLE

*bathrooms and a versatile
floored attic*

In addition to the three en-suites, the first floor includes a well-appointed family bathroom, while the ground-floor WC is ideal for visitors.

Above, a large floored attic is currently set up as a cinema room, with two areas of eaves storage and exciting additional space for older children, hobbies, or household storage.





OUTSTANDING GARDENS



The expansive front and rear gardens are a defining feature, offering exceptional privacy and year-round interest. Sweeping lawns are framed by beautifully established beds filled with colourful shrubs, rhododendrons, and mature specimen trees, including a graceful weeping willow. Paved terraces and decking create several peaceful places for outdoor dining and relaxation, while a fountain enhances the front garden.

*Sweeping
lawns,
mature trees
& colourful
planting*

Extensive external lighting throughout the garden, including the decking, creates a welcoming ambience and allows the outdoor spaces to be enjoyed after dusk. Three garden sheds and a separate log store provide plentiful storage. Secure gates open onto a broad driveway with ample parking and access to a detached garage extending to more than 25 feet in length.





PROPERTY NAME
30 Gamekeeper's Road

LOCATION
Cramond, Edinburgh EH4 6LU

APPROXIMATE TOTAL AREA:
451.6 sq. metres (4861.1 sq. feet)

Ground Floor -  First Floor -  Attic -  Garage - 

The floorplan is for illustrative purposes. All sizes are approximate.



CRAMOND

Edinburgh



Attractive paths follow the wooded banks of the River Almond

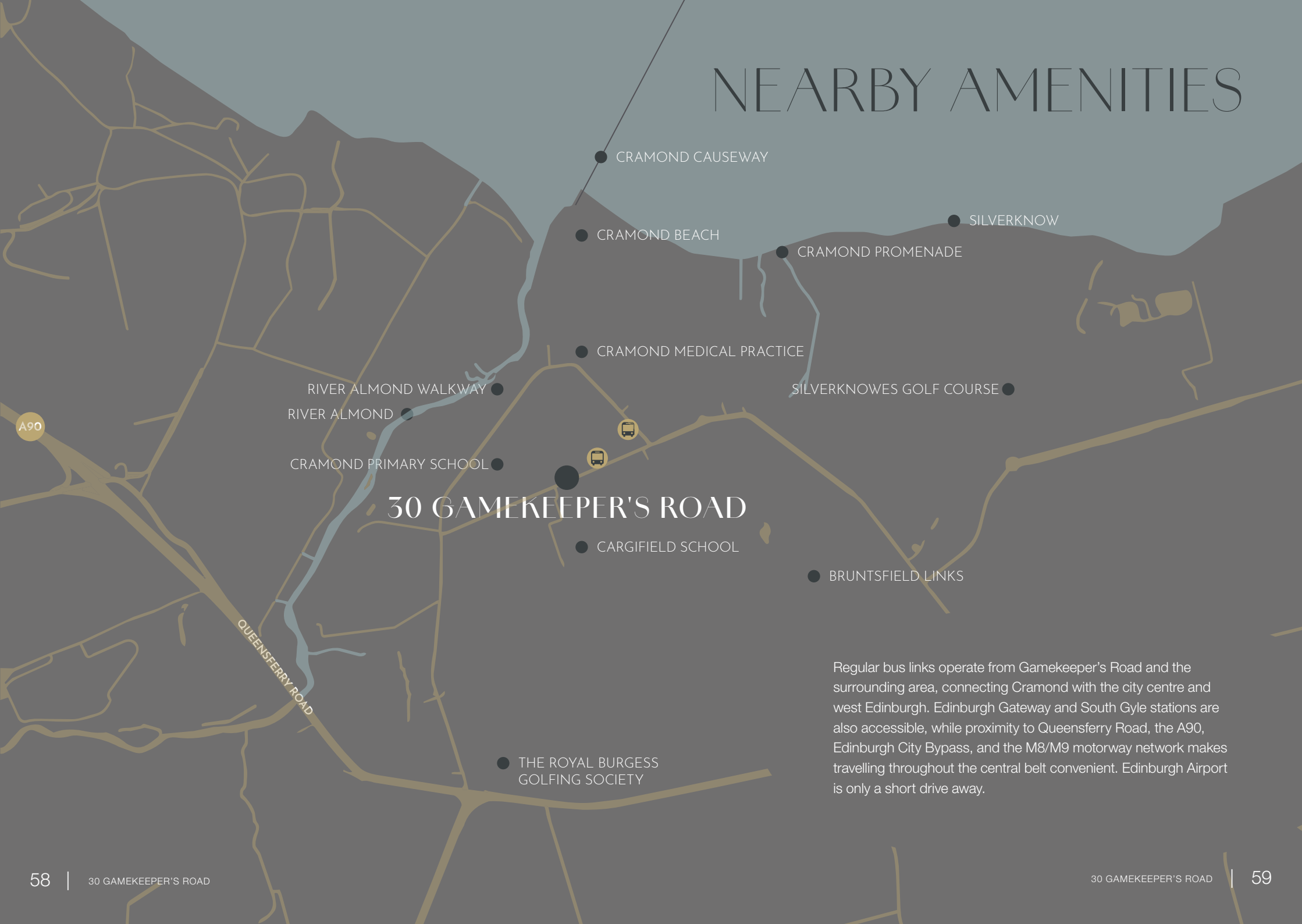
Cramond's picturesque waterfront, harbour, and traditional whitewashed buildings provide an idyllic backdrop for walking, cycling, and outdoor recreation. The promenade continues east towards Silverknowes and Granton, while attractive paths follow the wooded banks of the River Almond inland. At low tide, the causeway to Cramond Island offers a memorable coastal walk, and additional green spaces can be enjoyed at Cammo Estate and within the extensive grounds of nearby Lauriston Castle. The area also has a fascinating heritage stretching from prehistoric settlement to the remains of a Roman fort.



Where the River Almond meets the Firth of Forth, creating a wonderfully peaceful coastal environment

Gamekeeper's Road is particularly well positioned for families, with Cramond Primary School close by and independent Cargilfield School situated on the same road. The Royal High School is also within easy reach, alongside several of Edinburgh's leading independent schools. Everyday shopping is available in neighbouring Barnton and Davidson's Mains, including a large supermarket and a selection of independent shops and services. More extensive retail and leisure facilities are provided at the Gyle Shopping Centre, Craighleith Retail Park, and in Corstorphine.

NEARBY AMENITIES



30 GAMEKEEPER'S ROAD

Regular bus links operate from Gamekeeper's Road and the surrounding area, connecting Cramond with the city centre and west Edinburgh. Edinburgh Gateway and South Gyle stations are also accessible, while proximity to Queensferry Road, the A90, Edinburgh City Bypass, and the M8/M9 motorway network makes travelling throughout the central belt convenient. Edinburgh Airport is only a short drive away.



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All sizes are approximate.