



38A Cramond Vale, Edinburgh, EH4 6RB

Beautifully presented and generously proportioned three-bedroom ground-floor flat, extending to approximately 97 sqm and forming part of an established residential development in highly sought-after Cramond, in a leafy setting close to the River Almond. The property offers comfortable and versatile accommodation, complemented by a private balcony, well-tended landscaped communal gardens and a single garage situated nearby. Its ground-floor position and easily managed surroundings should hold particular appeal for downsizers, while the generous three-bedroom layout and proximity to Cramond Primary School make it equally well suited to families.

The accommodation comprises:

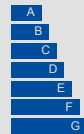
- Welcoming entrance hall providing access throughout the property.
- Bright and generously proportioned living room with oak-effect luxury vinyl tile flooring, an electric fire set within a wooden surround and direct access to a private east-facing balcony—an appealing spot to enjoy the morning sunshine.
- Well-appointed kitchen fitted with a range of white matt-finish units with decorative panels, complemented by quartz-effect worktops and an inset stainless-steel sink. Appliances include a ceramic hob, electric fan oven, dishwasher, washing machine and fridge freezer.
- Spacious principal bedroom with the added convenience of an en-suite shower room, fitted with a WC, wash hand basin with vanity storage, easy-care wall panelling and a heated towel rail.
- Second well-proportioned double bedroom with fitted carpeting.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Versatile third bedroom with a window to the side, suitable for use as a child's bedroom, guest room or home office.
- Family bathroom fitted with a white three-piece suite, partially tiled walls and a mains-pressure shower attachment over the bath.

Further benefits include modern UPVC double glazing and a gas combination boiler installed in 2021, which remains within its warranty period.

Exterior

The development is surrounded by attractive landscaped communal gardens, professionally maintained by the factor to provide residents with pleasant outdoor surroundings without the burden of extensive upkeep.

The property also enjoys a private east-facing balcony, accessed directly from the living room.

A single garage, equipped with power and lighting, is located nearby within a row of garages and provides valuable secure parking or additional storage.

Charles White manage the development and the monthly charge is £47 with buildings insurance arranged separately.

Location

Cramond is one of Edinburgh's most desirable residential areas, combining a peaceful, leafy setting with excellent access to the city centre, approximately four miles to the north-west.

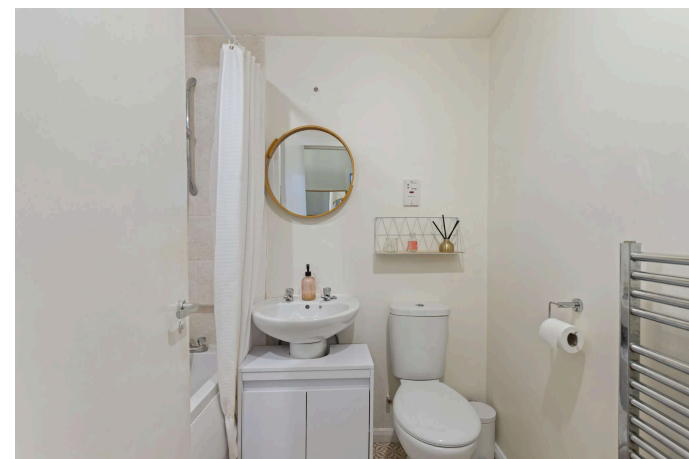
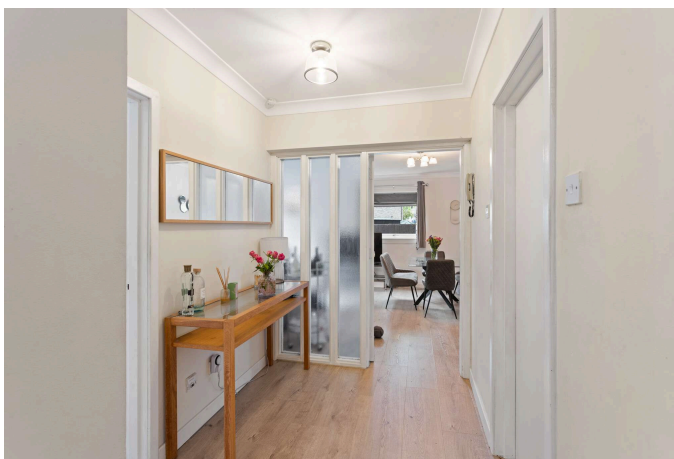
The area is renowned for its picturesque coastal scenery and exceptional outdoor amenities. Cramond Beach, the historic village and the River Almond are all within easy reach, offering beautiful waterside walks and cycle routes. The nearby Dalmeny Estate provides further opportunities to enjoy the surrounding countryside.

Everyday shopping is available on Whitehouse Road in Barnton and in neighbouring Davidson's Mains, while a wider selection of retailers can be found at Craighleith Retail Park, Corstorphine and The Gyle Shopping Centre.

Cramond is particularly popular with families, and the property is conveniently situated close to the highly regarded Cramond Primary School. It also falls within the catchment area for The Royal High School. A number of leading independent schools- including Cargilfield, Erskine Stewart's Melville Schools, St George's and Fettes College-are readily accessible. Excellent recreational facilities are available nearby, including The Royal Burgess and Bruntsfield Links golf clubs and Barnton Park Lawn Tennis Club.

Extras

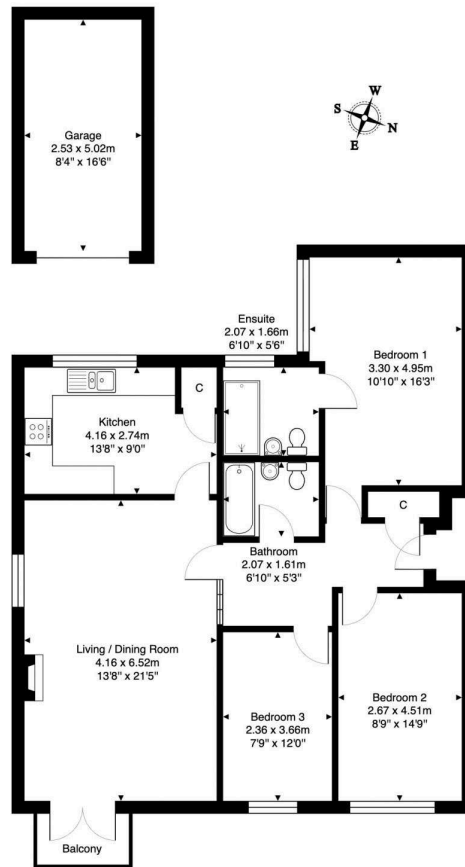
The fixed floor coverings, blinds, light fittings, curtains and kitchen appliances are included in the sale.







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Ground Floor

Total Area: 95.3 m² ... 1026 ft² (excluding balcony, garage)

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
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Offers can be submitted in writing, fax or email:

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