



Solicitors & Estate Agents



Offers Over

£910,000

35 Essex Road

Cramond | Edinburgh | EH4 6LJ

A fantastic opportunity has arisen to purchase this stunning detached house occupying a generous plot within a quiet, sought-after area of Cramond. This impressive home has been thoughtfully extended to create spacious and flexible family accommodation; all finished to an exceptional standard throughout.

-  5 Bedrooms
-  2 Public rooms
-  2 Bathrooms
- Utility room
- Floored attic
-  Driveway & Garage
-  Private landscaped gardens
-  EPC rating – C
-  Council tax band - G



Description

The property offers a welcoming entrance hall leading to a magnificent open-plan dining, living and kitchen area with a central island and log burner, perfect for modern family living and entertaining. The bright and spacious reception room features a striking picture window overlooking the gardens and a boiler stove fireplace, creating a wonderfully inviting focal point. A downstairs bedroom 5/family room offers flexible accommodation. Upstairs, the property provides four well-proportioned bedrooms with the principal bedroom offering an en-suite shower room and a stunning fully tiled family bathroom with bath and separate shower enclosure, ensuring ample space for a growing family. A useful utility room, downstairs WC and fully floored attic with power complete the accommodation. Further benefits include underfloor heating to the downstairs and family bathroom together with Sonos sound system in various rooms and excellent storage throughout.



This is a truly outstanding home offering an ideal combination of space, comfort and style in a highly desirable location.

Extras

All fitted floor coverings, blinds and shutters will be included in the sale together with the integrated appliances which include two ovens, induction hob, dishwasher, double fridge and freezer. The playhouse will also be included in the sale. Other items of furniture can be made available by separate negotiation.

Gardens, Driveway & Garage

The property sits on a fantastic plot with generous sized, fully landscaped gardens offering a high degree of privacy. The outdoor space features both lawn and attractive tiles with various seating areas and outdoor lighting, ideal for relaxing and entertaining. A driveway provides convenient off-street parking and leads to the single garage which has power.

Viewing

By appointment through Neilsons (0131 625 2222).





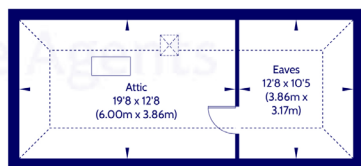
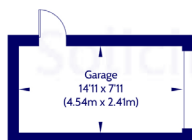
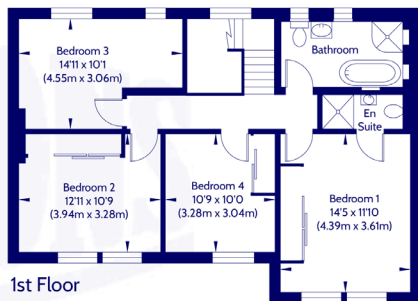
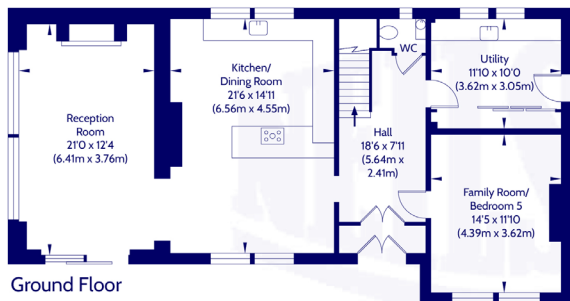
Location

The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh City Centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping available in neighbouring Davidson's Mains or Barnton. A choice of supermarkets are available a short drive from the property, along with the Gyle Shopping Centre providing a good choice of high street named shops and stores. Frequent local bus services provide swift access to the city centre and surrounding areas and by car the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 175 Sq M / 1882 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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