



Offers Over

£435,000

2 Upper Cramond Court

Cramond | Edinburgh | EH4 6RQ

Occupying a peaceful and leafy cul-de-sac setting, this impressive mid-terraced townhouse offers spacious and flexible family accommodation arranged over three well-designed floors. Ideally located within highly regarded school catchments and close to a wide range of local amenities and transport links, the property is perfectly suited to modern family living.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms and WC
-  Garage and Driveway
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

The accommodation begins with an inviting entrance hallway providing access to a convenient ground-floor WC and the integral garage. To the rear of the property is a superb dining kitchen, creating a wonderful hub for everyday family life and entertaining. The kitchen is fitted with an excellent range of wall and base units, complemented by solid wooden worktops, tiled splashbacks, and an attractive ceramic Belfast sink. There is ample space for dining furniture, while glazed doors open directly onto the rear garden, allowing natural light to flood the room and providing seamless indoor-outdoor living. On the first floor, a spacious reception room enjoys a bright and airy atmosphere, enhanced by neutral décor and attractive wooden flooring. A private balcony extends from the room, offering an ideal spot to relax and enjoy the afternoon sunshine. Also on this level is a generously proportioned double bedroom featuring full-height mirrored wardrobes and a stylish, fully tiled en-suite shower room. The second floor hosts two further double bedrooms and the family bathroom. The rear-facing bedroom enjoys a pleasant leafy outlook and benefits from triple mirrored wardrobes, together with access to the substantial attic space. The third bedroom is currently used as a second sitting room. Extending across the full footprint of the top floor, the attic provides exceptional storage potential. The contemporary family bathroom is fully tiled and fitted with a modern three-piece suite incorporating a shower over the bath and a chrome heated towel rail.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property benefits from a private driveway and integral garage to the front, providing excellent parking and storage options. To the rear, the enclosed garden has been designed for ease of maintenance and features a decked seating area, creating a private and tranquil outdoor space for relaxing and entertaining.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Upper Cramond Court is situated within the highly regarded Cramond area of north-west Edinburgh, offering an attractive residential setting with excellent access to the city centre, local amenities and the surrounding countryside. Cramond is renowned for its peaceful character, scenic surroundings and proximity to the Firth of Forth, while still providing convenient connections to Edinburgh and beyond.

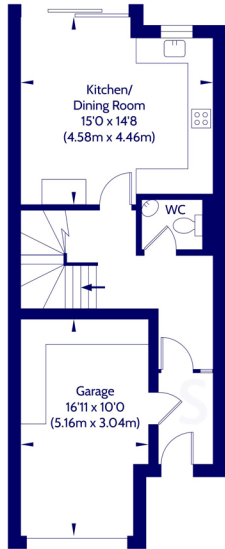
A good range of everyday amenities can be found within the surrounding area, with local convenience shopping available nearby and further retail facilities provided at Davidson's Mains, Barnton and the Gyle Shopping Centre. The Gyle offers an extensive choice of high-street retailers, supermarkets, cafés and other services, providing for larger shopping requirements. The area is particularly attractive to families, with Cramond Primary School serving the local community and a number of other well-regarded schools accessible within the wider area. Cramond Primary School is located on Cramond Crescent and is associated with The Royal High School for secondary education. There are excellent opportunities for outdoor recreation close by, with scenic walks along the River Almond, Cramond foreshore and towards Cramond Island. The area also benefits from nearby golf courses, green spaces and the attractive grounds surrounding Lauriston Castle, making it particularly appealing to those who enjoy an active outdoor lifestyle. Transport connections are another significant advantage, with regular bus services providing access to Edinburgh city centre and surrounding areas. Road links are convenient, with the City Bypass and wider motorway network readily accessible, while Edinburgh Airport and the Queensferry Crossing are also within straightforward travelling distance. Edinburgh Gateway railway and tram station is approximately 1.9 miles away. Overall, Upper Cramond Court offers a desirable combination of peaceful residential surroundings, excellent local amenities, attractive countryside and coastal walks, good schooling and strong transport links, making it an appealing location for a wide range of buyers.



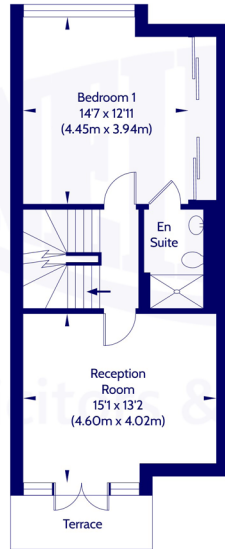


Approx. Gross Internal Floor Area 136 Sq M / 1464 Sq Ft.

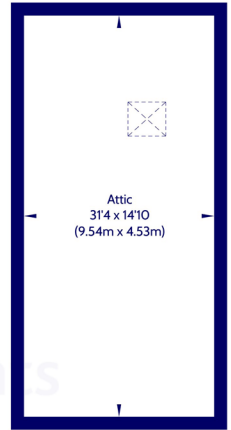
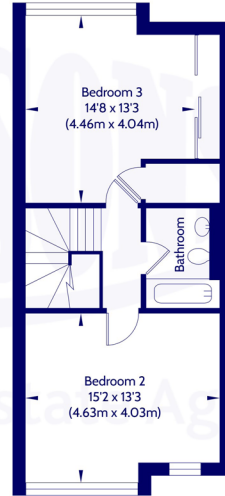
Ground Floor



1st Floor



2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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