



1 Inveralmond Grove,
Edinburgh, EH4 6RA



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A rare opportunity has arisen to purchase this deceptively spacious detached bungalow set on a large corner plot in the sought after Cramond area of Edinburgh. Offering spacious family living, the property has gas central heating and double glazing and is located on a quiet no through road cul-de-sac. Although requiring some upgrading, the house offers excellent potential and early internal viewing is essential. The accommodation includes an entrance vestibule and large central hallway with double cupboard. The lounge has full width windows and a door which leads to the rear garden and there is a separate dining room. The kitchen is fitted with base and wall units and there is a useful utility room off with access to the double integral garage. There are four good sized bedrooms, three with fitted wardrobes and the principal bedroom has an en suite bathroom. There is a family bathroom which completes the accommodation. Externally there are gardens to the front and a driveway provides off street parking and leads to the garage. There is a large, beautifully tended garden to the rear with large lawn, patio and summer house.

Area Description

Cramond is located to the west of Edinburgh and offers easy access into the city centre in addition to a range of local shops close by at Whitehouse Road which is a short walk from the house. There is a Herringbone restaurant, Starbucks, Scotmid and local gift / coffee shop along with a chemist. There is also a Tesco supermarket at Davidson's Mains, and large Morrisons's and Marks & Spencer supermarkets just a little further afield at The Gyle Shopping Centre. Primary schooling is catered for at Cramond Primary School and The Royal High at senior school level along with several nursery and private schools. For nature lovers, there are some lovely walks and running trails within easy reach at Corstorphine Hill and there is a footpath along the nearby River Almond which leads down to the shore at Cramond. The property also offers easy access west by car to Edinburgh Airport and the Edinburgh City By-Pass which gives access to the central Scotland motorway network.





Accommodation

Lounge:	5.46m x 4.17m (17'11" x 13'8")
Dinign Room:	3.76m x 3.3m (12'4" x 10'10")
Kitchen:	4.9m x 3.3m (16'1" x 10'10")
Bedroom 1:	5.56m x 3.07m (18'3" x 10'1")
Bedroom 2:	3.56m x 3.43m (11'8" x 11'3")
Bedroom 3:	3.07m x 2.4m (10'1" x 7'10")
Bedroom 4:	3.76m x 2.41m (12'4" x 7'11")
Double Garage:	5.36m x 4.85m (17'7" x 15'11")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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