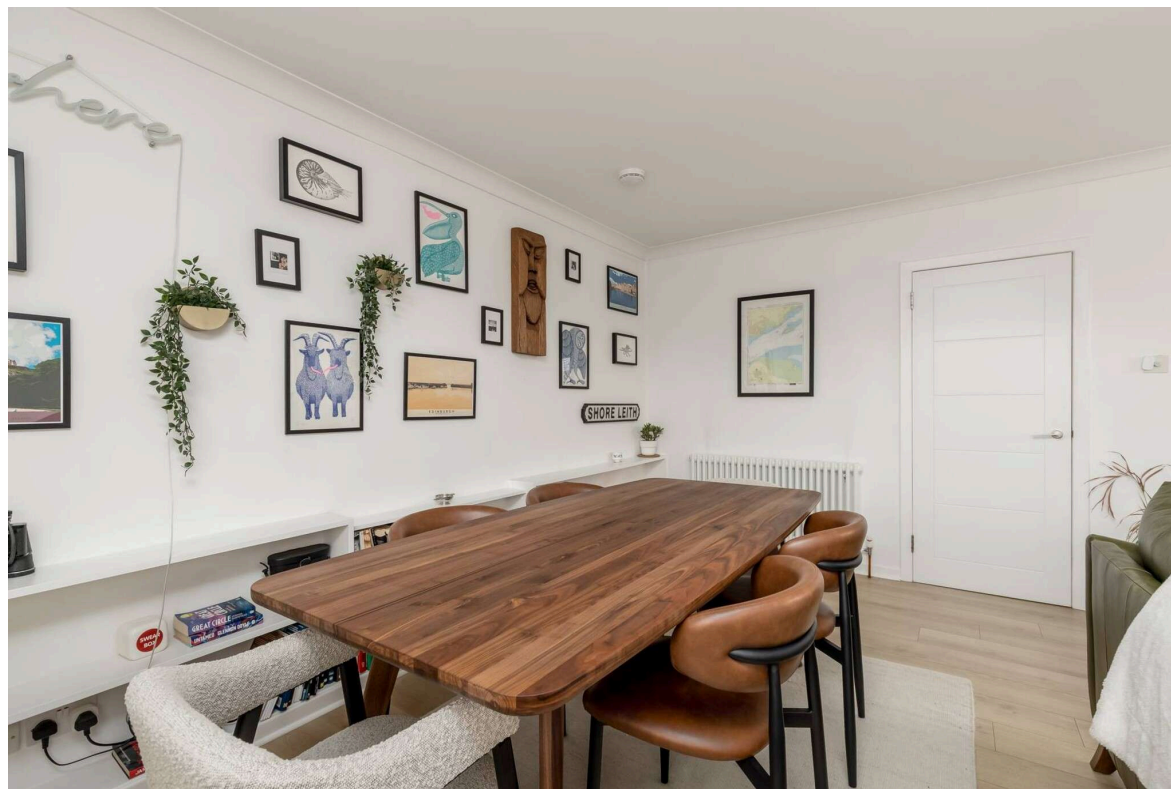




39 Cramond Gardens
CRAMOND | EH4 6PT


warners
solicitors & estate agents





39 Cramond Gardens

CRAMOND | EH4 6PT

Warners are pleased to offer this appealing four-bedroom link-detached family home, occupying a desirable corner plot on a peaceful residential street in the sought-after area of Cramond, Edinburgh.

Immaculately presented throughout, the property enjoys neutral interiors, excellent natural light and well-proportioned accommodation arranged over two floors. The spacious living room forms a particularly impressive feature, spanning approximately half of the ground floor and benefiting from a dual aspect to the west and north. A gas fireplace creates a welcoming focal point.

The modern kitchen is fitted with crisp white cabinetry, an integrated oven and hob, and provides direct access to the rear garden. A separate dining room offers an ideal space for family meals and entertaining, while a convenient WC completes the ground-floor accommodation.

Upstairs, there are four generously proportioned bedrooms, complemented by a well-presented family bathroom.

Externally, the property is surrounded by attractive and versatile garden space. The enclosed, south-facing rear garden features a paved patio and lawn, providing an excellent setting for outdoor relaxation and entertaining. To the side, the west-facing garden is perfectly suited to al fresco dining and benefits from sunshine well into the evening. A charming front garden, with a paved pathway leading to the entrance, adds to the property's kerb appeal.

A generous single garage further enhances the appeal of this excellent family home.

Offering spacious accommodation, attractive gardens, a garage and a peaceful setting within one of Edinburgh's most desirable residential areas, this is an excellent opportunity for families seeking a well-presented home in Cramond.

Sought-after Cramond location in a peaceful residential street

Four spacious bedrooms, ideal for family living

Immaculately presented with bright, neutral interiors

Generous living space, including a large dual-aspect lounge and separate dining room

South-facing rear garden plus a west-facing side garden for evening sunshine

Corner plot with single garage and excellent outdoor space

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





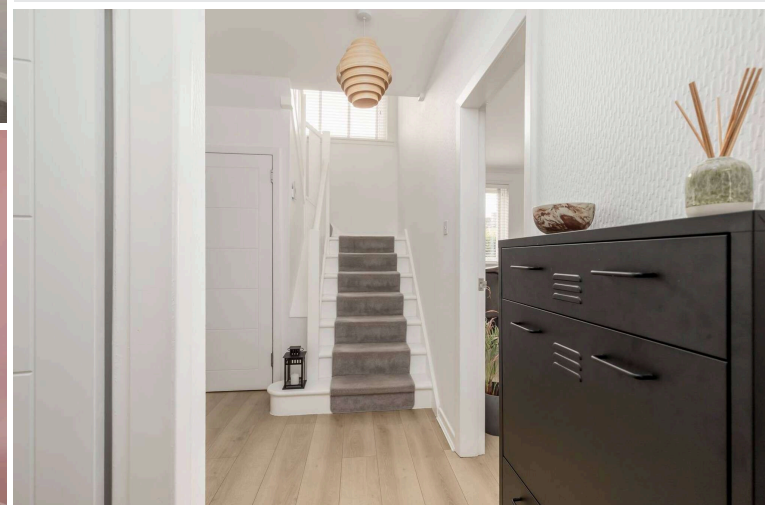
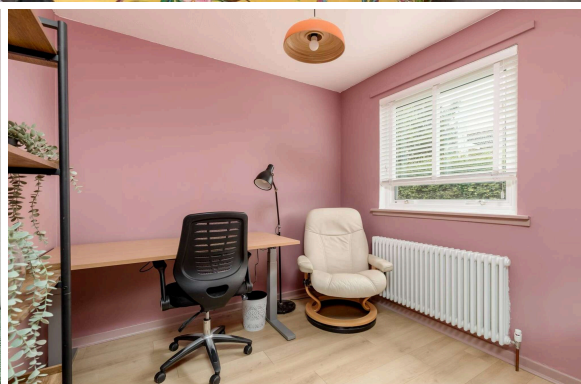
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- Four spacious bedrooms, ideal for family living
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- Generous living space, including a large dual-aspect lounge and separate dining room
- South-facing rear garden plus a west-facing side garden for evening sunshine
- Corner plot with single garage and excellent outdoor space

Council tax F. Energy Rating D

All fixtures, fittings, integrated kitchen appliances, blinds, washing machine, tumble dryer & chest freezer fitted in garage will be included in the sale. Garden items, including lawn mower & metal shelving will also be included.



Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.







Cramond Gardens, EH4 6PT



Approx. Gross Internal Area

1212 Sq Ft - 112.59 Sq M

Garage

Approx. Gross Internal Area

173 Sq Ft - 16.07 Sq M

For identification only. Not to scale.

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