



44/5 Cramond Road North, Edinburgh, EH4 6JA

Attractive two-bedroom first floor flat with lift and private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

44/5 Cramond Road North is an attractive and spacious two-bedroom first floor flat, forming part of an exclusive development with lift to all floors and private residents parking. The property is superbly situated in the desirable Cramond area with excellent local amenities and public transport links to the city centre and further afield and would suit a range of buyers.

Entrance hall; bright south-facing living room / dining room; fitted breakfasting kitchen with wall and base units and integrated appliances; two good-sized double bedrooms, one with en-suite shower room; and a bathroom three piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Landscaped communal grounds. Unallocated private residents parking. Communal bike store. The development is factored by Taylor & Martin Property Management and there is an approx. quarterly fee £400 (including common buildings insurance).

LOCATION

Cramond is a charming & picturesque village lying approximately 4 miles to the Northwest of Edinburgh, bordered by the Forth Estuary, the banks of River Almond and Cramond foreshore. Local shops cater for everyday needs, with larger retail stores only a short drive away at the Gyle Shopping Centre, Hermiston Gait, and Craigleith Retail Park. Leisure and recreational activities include pleasant walks along Cramond & Silverknowes promenade, sailing at Cramond and South Queensferry, Drum Brae leisure centre, as well as several excellent local golf courses including The Royal Burgess and Bruntsfield Links. Cramond Primary and The Royal High are the catchment schools for the area, and private schools within easy drive include Fettes College, St George's School for Girls, The Erskine Stewart's Melville Schools, and Cargilfield Preparatory School. Regular buses run into the city centre and to surrounding areas, and the City Bypass and M8 are within proximity, giving access to the Edinburgh International Airport, Forth Road Bridge/ Queensferry Crossing, and central motorway network.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

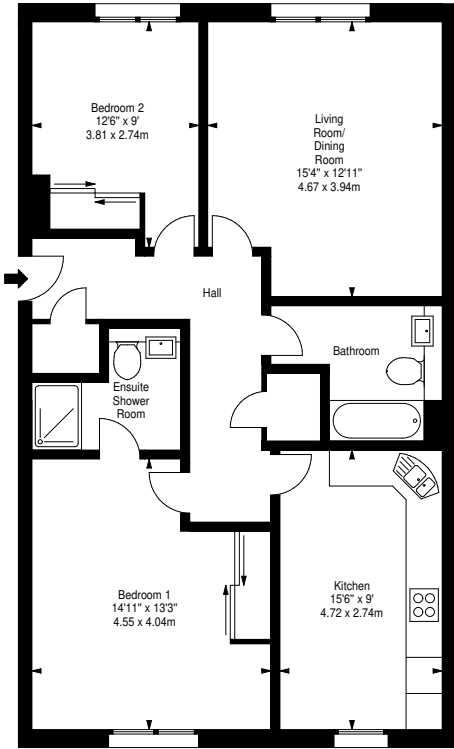
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F
The property has an Energy Rating Category B
Tenure Freehold

Flat 5,
44 Cramond Road North,
Edinburgh,
Midlothian, EH4 6JA



Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.