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Offers Over

£725,000

10 Inveralmond Drive

Cramond | Edinburgh | EH4 6JX

An exceptionally appealing and well-proportioned detached villa, resting on generous, mature garden grounds and enjoying a superb location, near the banks of the River Almond, in the capital's desirable Cramond area.

-  5 bedrooms plus a study
-  2 public rooms
-  3 bathrooms
-  Driveway and double garage
-  Garden to front and rear
-  EPC rating – D
-  Council tax band - G



Description

A much-loved home for many years, this wonderful property situated within a well laid out and much sought after development in an idyllic setting to raise a family. Backing onto charming private woodland, it provides spacious and highly flexible accommodation, ideally suited to the demands of modern family life, with plenty of room for home working. As well as the private woodland, picturesque walks can be enjoyed via a pathway directly from the development, along the River Almond walkway and towards Cramond beach.

The property is well preserved throughout yet offers good scope to modernise/upgrade in places, in line with individual taste. The ground floor briefly comprises; entrance vestibule, convenient downstairs WC, spacious reception room with focal fireplace and near floor to ceiling windows looking out over the rear garden and towards the adjacent woodland, dining/family room which has excellent versatility of use and features a working serving hatch to the kitchen, stylish modern kitchen with central breakfasting island, which has been fitted with an assortment of contemporary base and wall units, complete with coordinated worktops, built-in appliances and attractive wood flooring. A door off the kitchen leads into a useful utility room, with direct access to the double garage and back of the house. The ground floor concludes with a home office, which would also work well as a guest bedroom or additional family space.

On the upper level there is a generously sized principal bedroom complete with a walk-in wardrobe and a large en-suite shower room with three-piece white suite and separate enclosure. Three further spacious double bedrooms, one with an en-suite bathroom, a good-sized single bedroom which would work well as nursery or children's bedroom, and finally a tiled shower room with two-piece white modern suite, walk in shower enclosure and skylight.



Extras

All floor coverings, light fittings, and integrated appliances will be included.

Gardens and Parking

To the front of the house is a substantial monobloc driveway and a double garage, providing excellent off-street parking for numerous vehicles, together with excellent overspill storage. The drive sits next to a neat lawned garden, peppered with a variety of shrubs and trees. To the rear is a magnificent, mature garden which is well stocked with a variety of shrubs, trees and flowering bushes, and enjoys a charming leafy backdrop. Offering a picturesque all season's space for the family to enjoy the garden also includes a substantial area of lawn and a paved seating space, perfect for entertaining during the warmer months.

Viewing

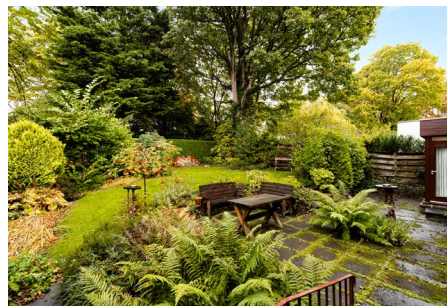
By appointment through Neilsons (0131 625 2222).





Location

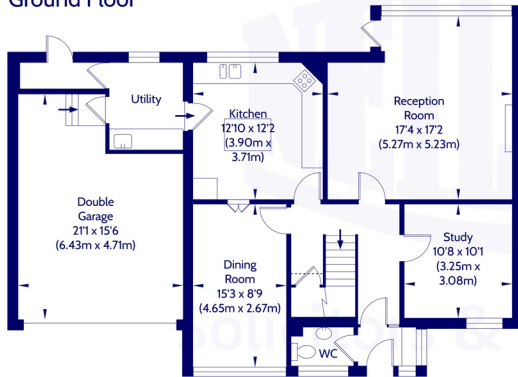
The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh City Centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb 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 and Craigleith Retail providing a good choice of high street retailers and restaurants. 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.



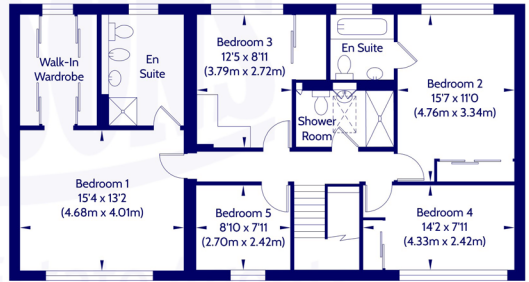


Approx. Gross Internal Floor Area 193 Sq M / 2079 Sq Ft.

Ground Floor



1st 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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