25 Inveralmond Drive, Cramond, Edinburgh, EH4 6JX

Connor Malcolm



25 Inveralmond Drive | Cramond | Edinburgh | EH4 6JX

Description

A distinctive, beautifully upgraded detached family home, enjoying a peaceful setting against a stunning backdrop of mature woodland in one of Edinburgh's most desirable residential areas. Designed around contemporary family living and entertaining, the property combines generous, light-filled interiors with striking architectural features and carefully considered finishes. The heart of the home is an impressive open-plan kitchen, dining and living space, featuring a bespoke kitchen with integrated Siemens appliances, a substantial central island and dramatic picture windows framing the gardens and woodland beyond. Upstairs, the principal bedroom provides a luxurious retreat, with fitted wardrobes, a contemporary en-suite bathroom and direct access to a private balcony overlooking the trees. Four further bedrooms, one with an en-suite shower room, offer flexible family accommodation. A separate family room, dedicated home office and detached garden studio provide exceptional versatility, while the double garage offers valuable additional space. Outside, established gardens, attractive terraces and secluded seating areas create a wonderful setting for outdoor living and entertaining.

Features

- Substantial five-bedroom detached family home in prestigious Cramond
- Beautifully redesigned interiors with contemporary architectural detailing
- Impressive open-plan kitchen, dining and living space with bespoke kitchen and Siemens appliances
- Dramatic picture windows framing mature gardens and woodland views
- Principal bedroom suite with private balcony overlooking the woodland
- Versatile accommodation including separate family room and dedicated home office
- Landscaped gardens with secluded entertaining areas and detached garden studio
- Integral double garage with additional storage and private driveway

Some photographs include digitally added furniture and decorative items. These additions are for illustration only and are not included in the sale.







Location
The property is situated on a generous plot within a mature development in the sought-after Cramond district of Edinburgh. Cramond is one of Edinburgh's most sought-after residential areas, offering an exceptional combination of village charm, coastal scenery and convenient city living. The historic Cramond Village, picturesque River Almond and Firth of Forth provide beautiful waterfront walks, woodland trails and cycling routes, while nearby Dalmeny Estate offers further opportunities to enjoy the outdoors. Cramond provides excellent connections to Edinburgh city centre, Edinburgh International Airport and the bypass. Families benefit from excellent schooling, including Cramond Primary and The Royal High School, with leading independent schools such as Cargilfield, Fettes College, Edinburgh Academy and Erskine Stewart Melville within easy reach. The area offers a choice of cafés, restaurants and everyday amenities, with further shopping at Davidson's Mains, Craigleith and the Gyle. Golf enthusiasts are particularly well served by nearby Royal Burgess and Bruntsfield Links golf clubs.

Extras
The property is offered for sale substantially as seen, with all kitchen appliances and the property's existing contents included in the sale, excluding items stored in the garage which will be removed by the sellers. Selected light fittings are available by separate negotiation. Full details of inclusions and exclusions will be confirmed as part of the sale agreement.

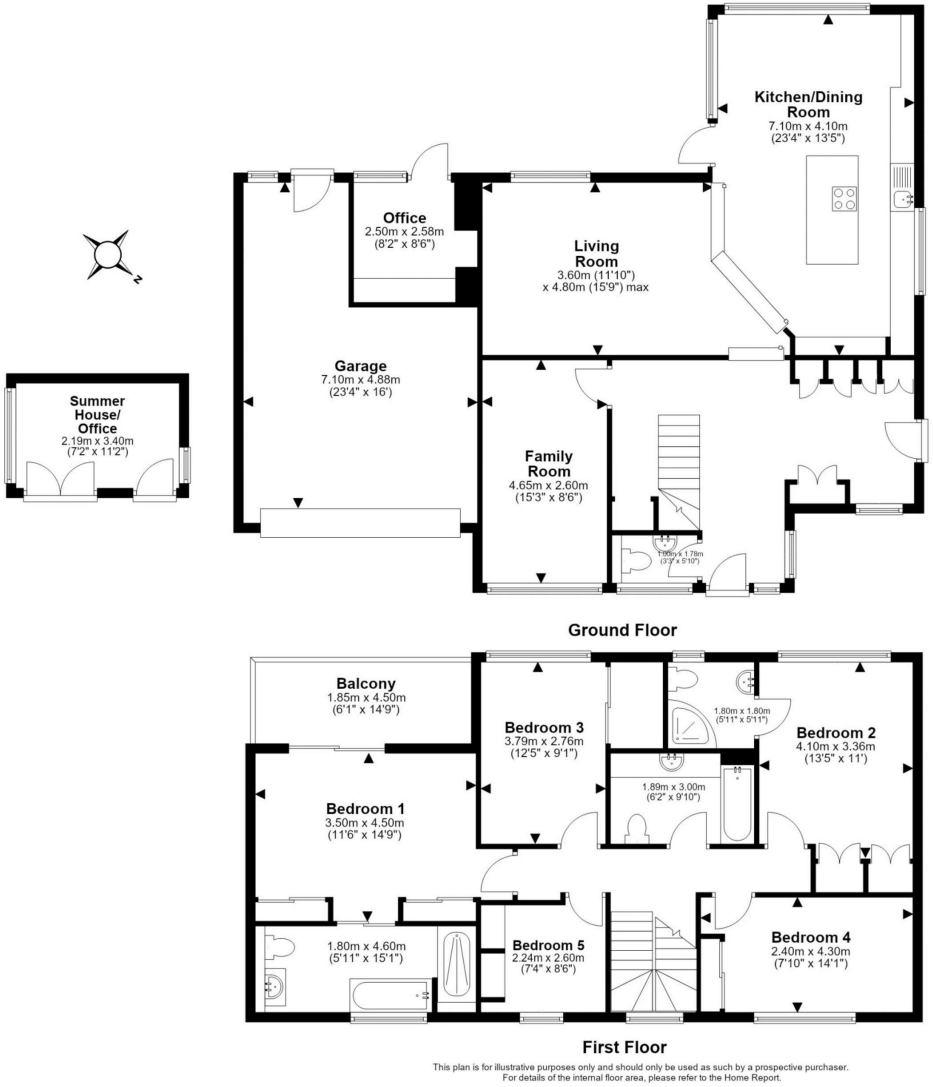
EPC Rating: C





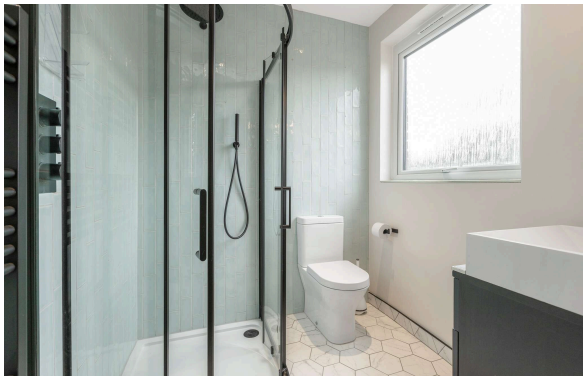






This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.







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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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