

COULTERS

18/1 CRAMOND ROAD NORTH

CRAMOND, EDINBURGH, EH4 6JE

2 BED | 2 BATH | 2 PUBLIC





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TAKE A LOOK INSIDE

Enjoying an attractive position within an established modern development in Cramond, to the west of Edinburgh city centre, this bright and well-presented ground-floor flat offers generously proportioned accommodation, landscaped communal surroundings and two double bedrooms, both with fitted wardrobes.

The west-facing sitting room is a particularly appealing space, with a bay window and additional side window allowing plenty of natural light to fill the room. There is a pleasant outlook over the manicured communal grounds, while a wall-mounted feature fire creates a cosy focal point. The room is finished with fitted carpeting.

KEY FEATURES

- Bright, spacious and engaging ground floor flat.
- Two double bedrooms, one with an en-suite.
- Delightful, well maintained communal grounds.
- Allocated parking space.
- Located in the popular coastal area of Cramond.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - F







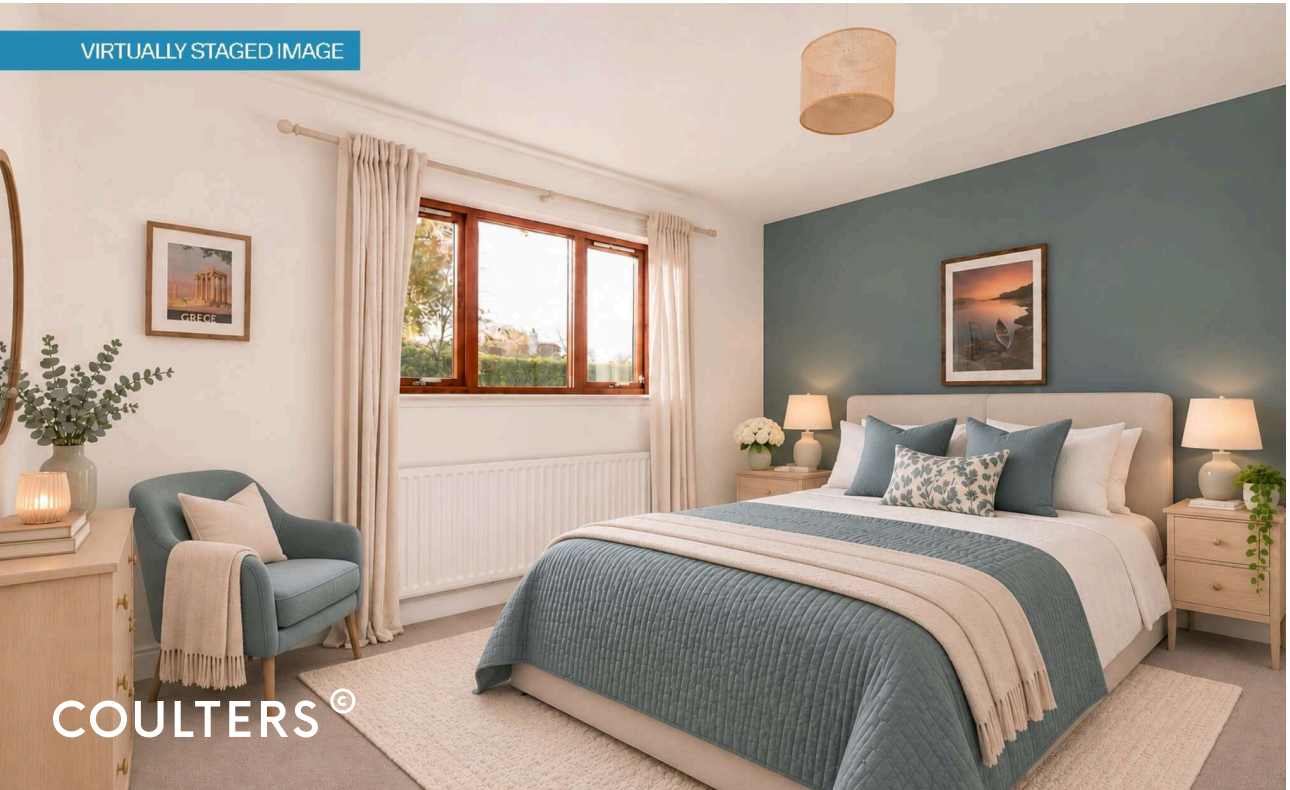
The separate kitchen/dining room is fitted with wall and base-mounted cabinetry and provides a sociable space for dining. Integrated appliances comprise a gas hob, electric double oven, dishwasher and washing machine, with a freestanding fridge/freezer also included. There are two sizeable double bedrooms, both benefiting from fitted mirrored wardrobes. The principal bedroom features an attractive bay window and a bespoke fitted desk, offering a versatile space for working from home or use as a dressing table. An en-suite shower room is fitted with a large walk-in shower enclosure, wash basin and WC. A further shower room, also featuring a large shower enclosure, wash basin and WC, serves the second bedroom and visitors. Useful additional storage is provided within the hallway. Gas central heating provides heating and hot water, and the property benefits from double glazing.

Externally, there are delightful landscaped communal grounds surrounding the development and there is an allocated parking space.



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THE LOCAL AREA

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade which is just a stone's throw from the property, stretches all the way to Granton Harbour, and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, Queensferry Crossing, and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre, with a bus stop just a couple of doors down.

EXTRAS

All blinds, curtains, fitted flooring, light fittings and white goods are included within the sale price. Most items of furniture are available by separate negotiation.
The factors are Trinity Factors and the monthly fee (including buildings insurance) is approximately £105 per month

Please note that Bedroom two has been virtually staged.

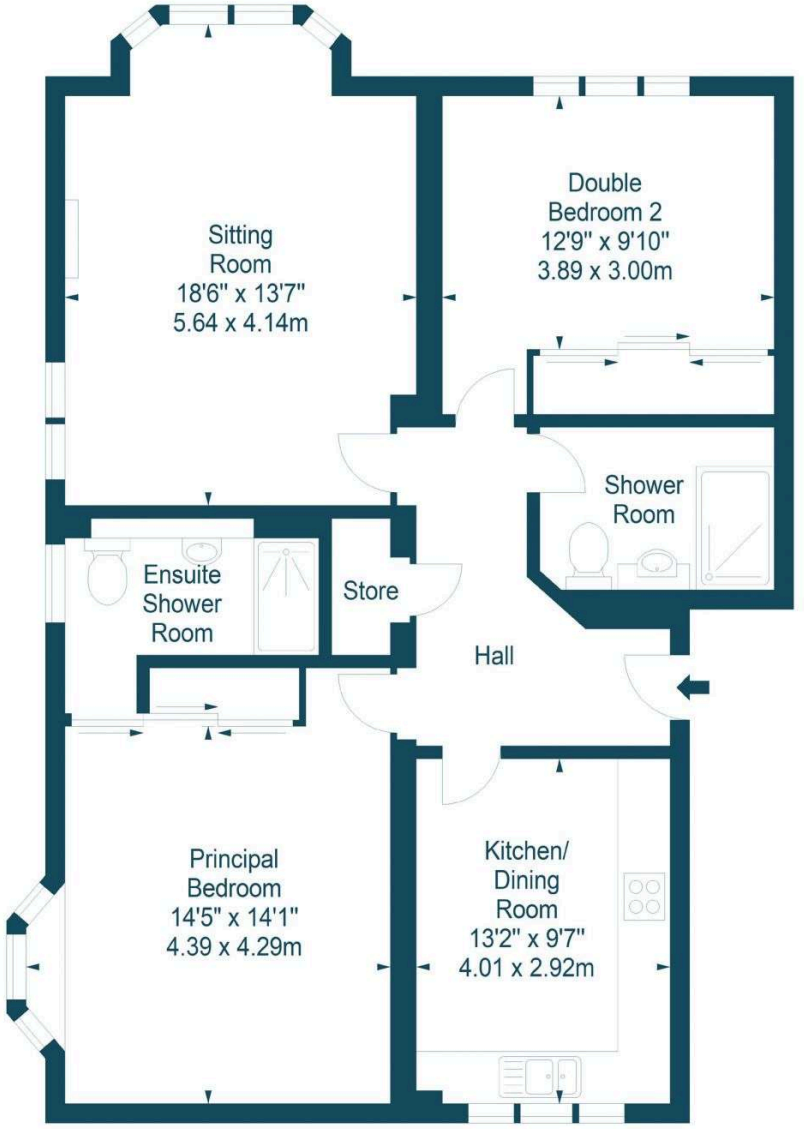
HOME REPORT VALUATION: £280,000


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Cramond Road North,
Edinburgh,
Midlothian, EH4 6JE

SquareFoot

Approx. Gross Internal Area
1004 Sq Ft - 93.27 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.