







18/4 Cramond Road North

EDINBURGH, EH4 6JE

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"18/4 Cramond Road North is a bright and well-presented first-floor flat in an attractive factored development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE/STUDY
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- COMMUNAL GARDEN GROUNDS

















LOCATION

Cramond is a village and parish to the north-west of Edinburgh at the mouth of the River Almond where it enters the Firth of Forth. It is one of Edinburgh's most desirable residential suburbs, featuring an attractive village atmosphere, the beach, the harbour, and shoreline walks. A wide variety of leisure facilities are at hand including walks by the River Almond, Cramond Beach, Cramond Island. Many golf courses, water sports and yacht clubs are also on offer in this attractive ever popular area. Excellent schooling can also be found within the immediate vicinity from nursery to school level. The property is within walking distance of a couple of supermarket and also lies within easy reach of Craigleith Retail Park, with Waitrose and Sainsburys close at hand or The Gyle shopping centre, which offers a choice of supermarkets and high street outlets. For dining out, there are cafes and the Cramond Inn, with further eateries in neighbouring Cramond Brig, Lauriston, Barnton and Clermiston. The city centre is within easy commuting distance by car or alternatively there is a public transport service into the city and surrounding locales. There is good access to the main commuting links including the M9/M8, Queensferry Crossing and Edinburgh Airport.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

DESCRIPTION

18/4 Cramond Road North is a bright and well-presented first-floor flat in an attractive factored development and offering spacious and flexible accommodation. Boasting well kept mature gardens and ample unallocated residents parking, with further visitor parking also available, this lovely property will suit a variety of purchasers from families, professionals, to those looking to downsize within the area.

Entered via a well-kept communal stair with secure entry phone system, the front door opens to a welcoming hallway with a handy box room off; generously sized sitting/dining room with bay window. There is a pleasant outlook over the manicured communal grounds, while a wall-mounted feature fire creates a cosy focal point; kitchen fitted with wall and base-mounted cabinetry and provides a sociable space for breakfasting; double bedroom one with fitted wardrobes and en-suite shower room; double bedroom two with fitted wardrobes; bedroom three/study offering a versatile space for working from home and a family size bathroom completes the accommodation to hand.
Further benefits include gas central heating and double glazing.

EPC RATING

The energy efficiency rating for this property is band B

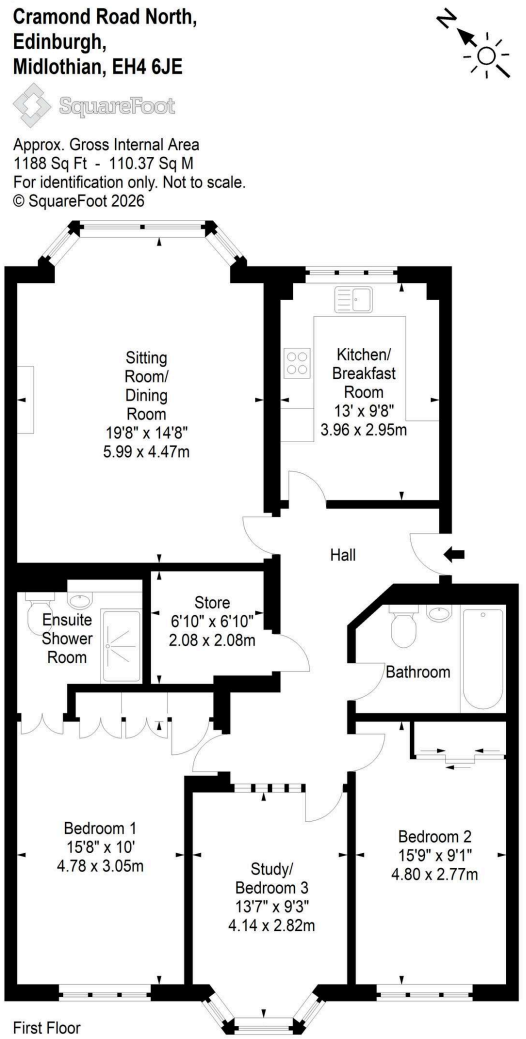



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