



**McEwan Fraser Legal**

Solicitors & Estate Agents

**51 Cramond Glebe Road**

CRAMOND, EDINBURGH, EH4 6NT



## THE PROPERTY



**McEwan Fraser is delighted to present this spacious Art-Deco-style detached house that backs onto the River Almond, just a stone's throw from Cramond Village.**

The property has a west-facing rear garden with a panoramic view over the River towards the Dalmeny Estate. Cramond Boat Club is located just at the mouth of the River Almond giving the wonderful prospect of your car at the front and your boat at the back as you would find in some of Europe's most sought-after residential marinas.





## the property

Internally, the property has been substantially renovated by the current owner and offers contemporary living space that has been designed to take maximum advantage of this property's unique riverside position. Natural light floods the property, and the internal entertaining spaces integrate seamlessly with a substantial deck that overlooks the garden and the riverbank. The property also offers significant long-term potential. Subject to planning permission, further development of the extensive detached garage into a separate self-contained dwelling may be possible. Similarly, the main house has a flat roof which could make a magnificent terrace and extensive cellar space could be adapted to provide additional living space.





The accommodation is focused on the stunning open-plan kitchen and family room offering breathtaking panoramic views of the garden and the River Almond beyond. Floor-to-ceiling glazed sliding doors seamlessly connect this space to the rear deck, enhancing the sense of openness and light. The deck is west facing making a perfect summer suntrap.





An extension to the side of the kitchen has created a beautiful dining room that enjoys huge levels of natural light from floor-to-ceiling windows on the south and west aspects. Glazed double doors open onto an additional decked area to the east which is perfect for morning sun.





The cosy sitting room can be accessed from the dining room or the main hallway. This beautiful room offers a wonderful contrast to the modern kitchen. The house was originally built by a naval captain and the magnificent timber cladding was salvaged from his cabin. The room has its original open fire which creates a lovely focal point on a long winter night.





The ground floor also includes a dedicated office that overlooks the front garden and provides a quiet workspace away from the main living area. This room could easily serve as a fifth bedroom, offering flexible accommodation options.

Completing the ground floor is a generous utility room with external access, along with a W.C. conveniently located off the entrance hall.





Climbing the stairs takes you to a bright and airy landing that gives access to all four bedrooms, a shower room, a dressing room, and a separate WC. The principal suite boasts an elegantly appointed en suite bathroom with a bath and separate shower, as well as stunning views north and west towards the River Almond and the Firth of Forth. Bedrooms two, three, and four are all generously proportioned double bedrooms.





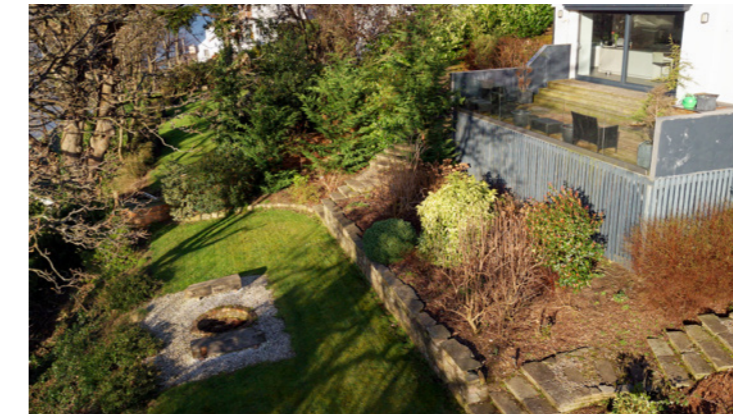








Externally, the property sits on a large plot of around 0.44 acres. There is ample off-street parking and two driveways, one to the house, and the other giving access to the detached garage. The front garden is fully enclosed and safe for pets and young children. The west-facing rear garden is mature and offers a high degree of privacy and an exceptional outlook. This property must be seen to be appreciated.









## THE LOCATION

**51 Cramond Glebe Road is within walking distance of Cramond Village, leisurely promenade beach walks providing beautiful views of the Firth of the Forth, a variety of bistros and cafes, and also pastoral woodland walks along the River Almond.**

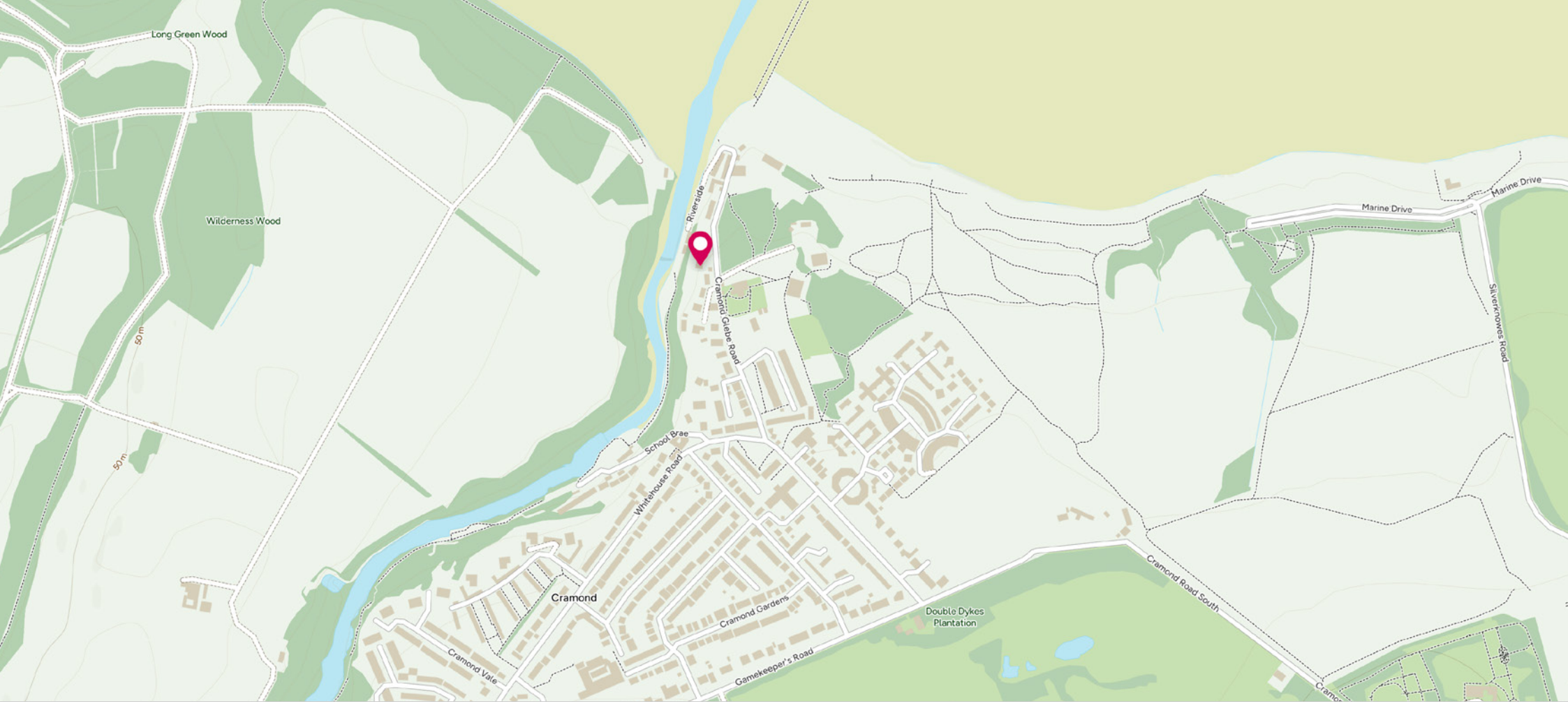
This historic Village also has the remains of a Roman Fort and a 17th Century Kirk. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour at Cramond promise a tranquil retreat from the hustle and bustle of the capital.

The area is the north-western edge of the city, just over four miles from Edinburgh's city centre and minutes from the city bypass, Edinburgh International Airport, the Queensferry Crossing, and the central motorway network. Frequent bus services provide easy access to the city centre. Nearby schools include Cramond Primary School, The Royal High School, and Cargilfield Preparatory School. Local shops are available at the Barnton junction, while Davidson's Mains offers additional independent stores and a Tesco Metro. Larger retail options are found at the nearby Gyle Shopping Centre and Hermiston Gait. For leisure, enjoy scenic walks along Cramond Beach, or a short drive to South Queensferry, which offers additional walking paths and dining options. Cramond Kirk hosts numerous clubs and societies, and several local golf courses are close by, making this location ideal for an active lifestyle.









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