

# 4 Cramond Terrace

CRAMOND, EDINBURGH, EH4 6PN



*Superb detached house within easy walking distance of Cramond Beach that has impeccable school catchment areas*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser is delighted to present this four or five-bedroom detached house to the market. The property sits on a beautiful plot within easy walking distance of Cramond Beach. This is a well-established residential area that is very popular with families due to impeccable school catchments and an extensive range of local amenities. Internally, the property has flexible accommodation that is presented to the market in good order and internal viewing is highly recommended.

# THE LIVING ROOM



Internally, day-to-day living and entertaining space is divided between the living room and the superb family kitchen that runs the width of the property. The front-facing living room is bright and neutrally finished. There is plenty of space for a full suite of living room furniture. The living room has integrated storage and could become an additional double bedroom if needed.

# THE KITCHEN/DINER



The extensive kitchen overlooks the rear garden. Particularly bright in the afternoon and evening, the kitchen has a full range of contemporary base and wall-mounted units alongside ample floor space for a dining table and additional seating. The proportions make this the perfect space for day-to-day living if you need to keep your eye on little ones. The kitchen has access to a large utility room, which includes laundry facilities and additional storage and work surface space.



# THE UTILITY ROOM



Accommodation on the ground floor also includes a generous master bedroom and a second large single bedroom, and a bathroom that is partially tiled and includes a three-piece suite with a shower over the bath.

# BEDROOM 1



# BEDROOM 2



# THE BATHROOM





Climbing the stairs takes you to a first-floor landing with access to two further bedrooms and a shower room. Bedroom three is a practical double that has plenty of storage in the eaves. Bedroom four is a generous single bedroom.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

## THE SHOWER ROOM



# BEDROOM 3



# BEDROOM 4

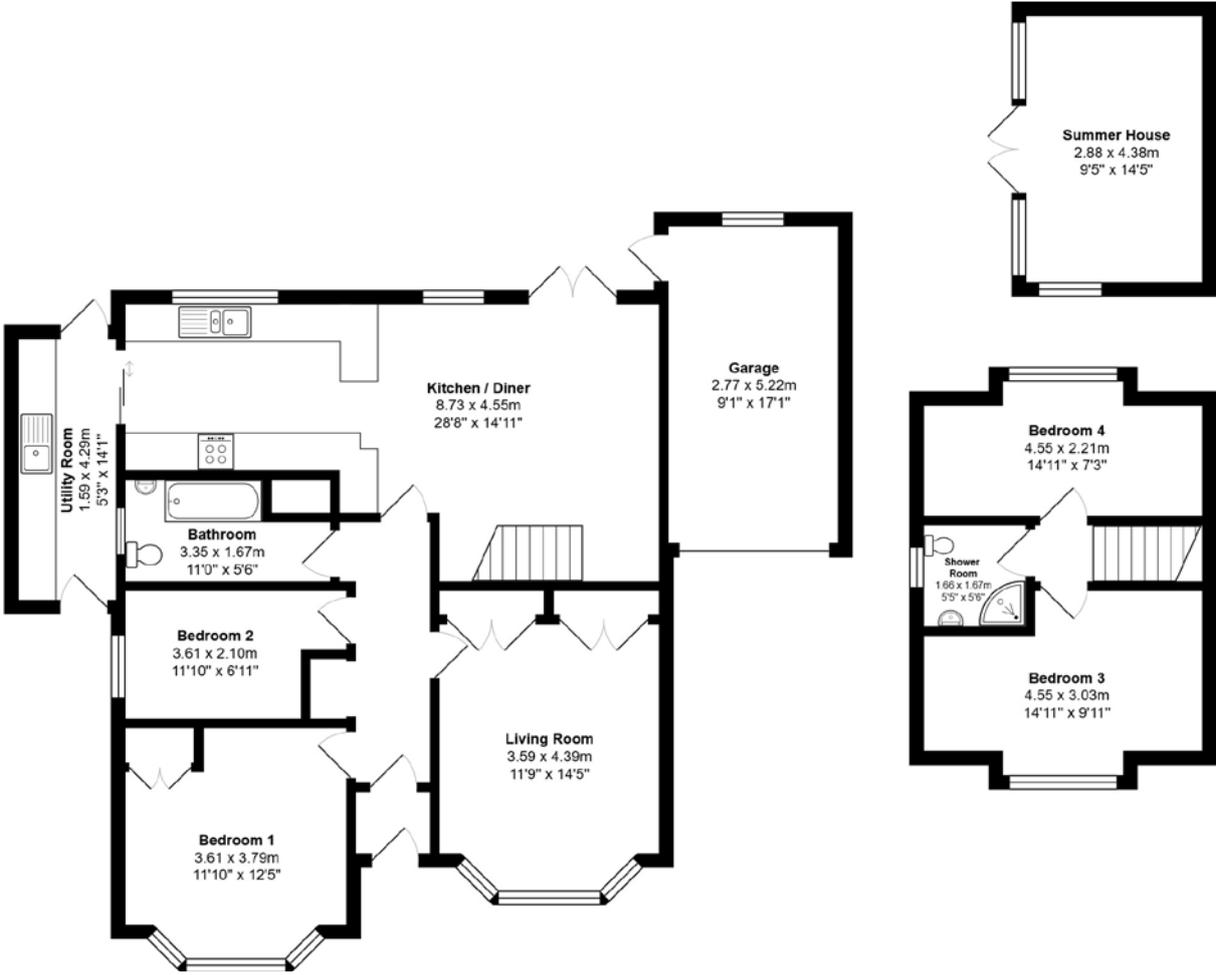


Externally, the property sits back from the street behind a mature front garden with a driveway and garage to one side. The extensive rear garden has a westerly aspect and gets the sun in the afternoon and evening. The rear garden is very generous and a wonderful resource for a young family. The rear garden also has a bike shed, a shed, and a summerhouse that has been set up as a home office and gym space.

# EXTERNALS

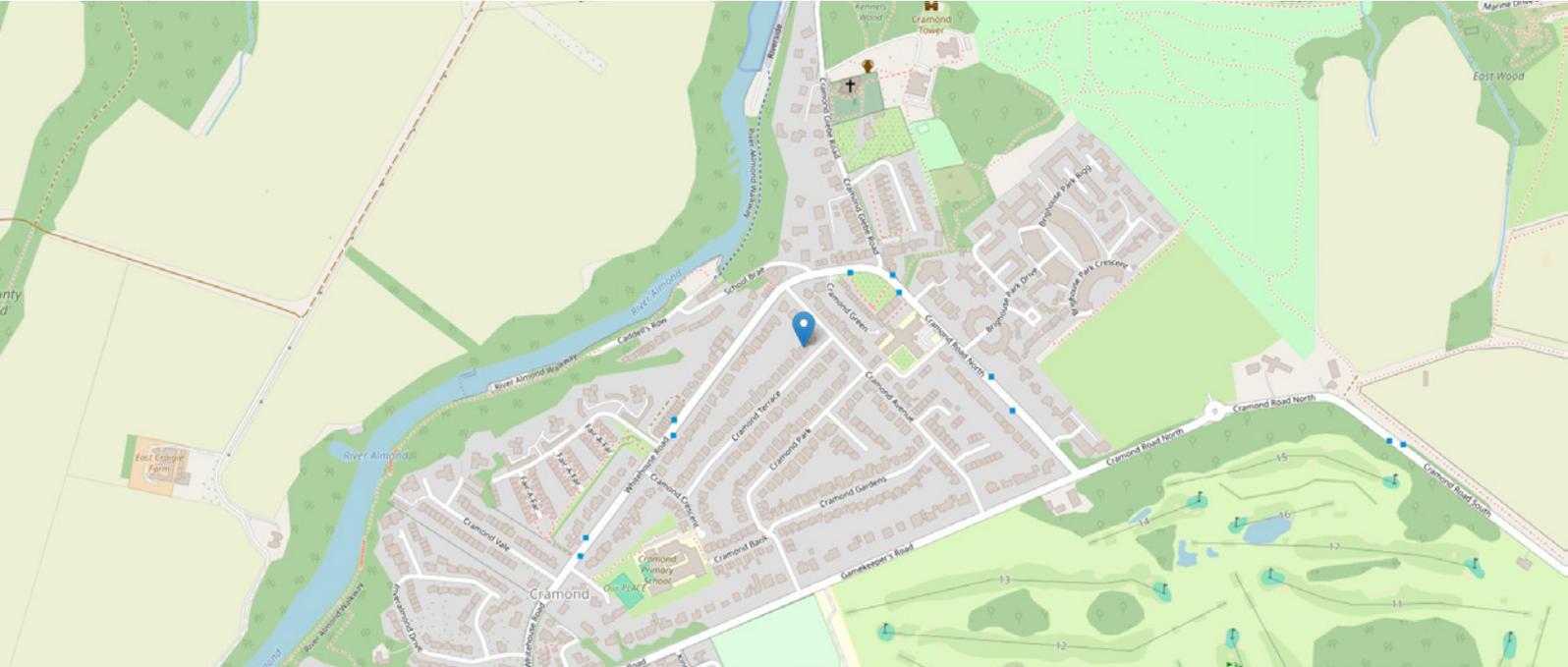


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 130m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Cramond Terrace is within walking distance to Cramond Village, featuring leisurely promenade beach walks providing beautiful views of the Firth of Forth and 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.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.