

25 AVON ROAD

CRAMOND, EDINBURGH, EH4 6RD





McEwan Fraser Legal is delighted to present this exceptional five-bedroom detached villa to the market, set within the highly sought-after residential district of Cramond, to the northwest of Edinburgh city centre. Beautifully presented throughout, this substantial family home has been thoughtfully extended, comprehensively refurbished, and significantly upgraded by the current owners, offering stylish, contemporary living in true turnkey condition. The property lies within the catchment area for the highly regarded Cramond Primary School and The Royal High School, further enhancing its appeal for families.

A particularly notable feature of the property is the professionally installed internal lift, providing convenient access between the ground and first floors. This makes the home especially well-suited to buyers with mobility requirements or wheelchair users seeking spacious, accessible accommodation without compromise. The lift is discreetly housed within the utility room and has been carefully integrated into the home. Should a purchaser prefer, the current owners have advised that the lift can be removed and the space professionally reinstated with ease.

Occupying a generous plot with a sunny south-facing rear garden, the property offers an impressive degree of flexibility and space ideally suited to modern family living. The ground floor accommodation begins with a welcoming entrance vestibule, currently utilised as a home office, leading into an attractive reception hallway with a guest WC and useful cloak storage.



THE HALLWAY & WC





THE SITTING ROOM

To the rear of the property, a series of bright, interconnected public rooms create superb entertaining and family space, including an elegant sitting room, a living room, a formal dining room, and a conservatory overlooking the garden.

THE LIVING ROOM





THE DINING ROOM



THE CONSERVATORY



THE KITCHEN



The stylish dining kitchen forms the heart of the home and is complemented by a separate utility room with direct internal access to the integral garage. The lift is also accessed from the utility room, allowing easy movement between both floors.



THE UTILITY



The first floor hosts five exceptionally generous double bedrooms, providing excellent flexibility for larger families, home working, or guest accommodation. The principal bedroom enjoys a contemporary ensuite shower room and access to a substantial private decked balcony overlooking the front garden, while the second bedroom also benefits from its own ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Further highlights include extensive floored attic storage spanning the full footprint of the house, accessed via two separate hatches with Ramsay ladders, together with the painted integral garage, which offers excellent additional storage capacity.



THE BATHROOM





BEDROOM 1





BEDROOM 2





BEDROOMS 3, 4 & 5

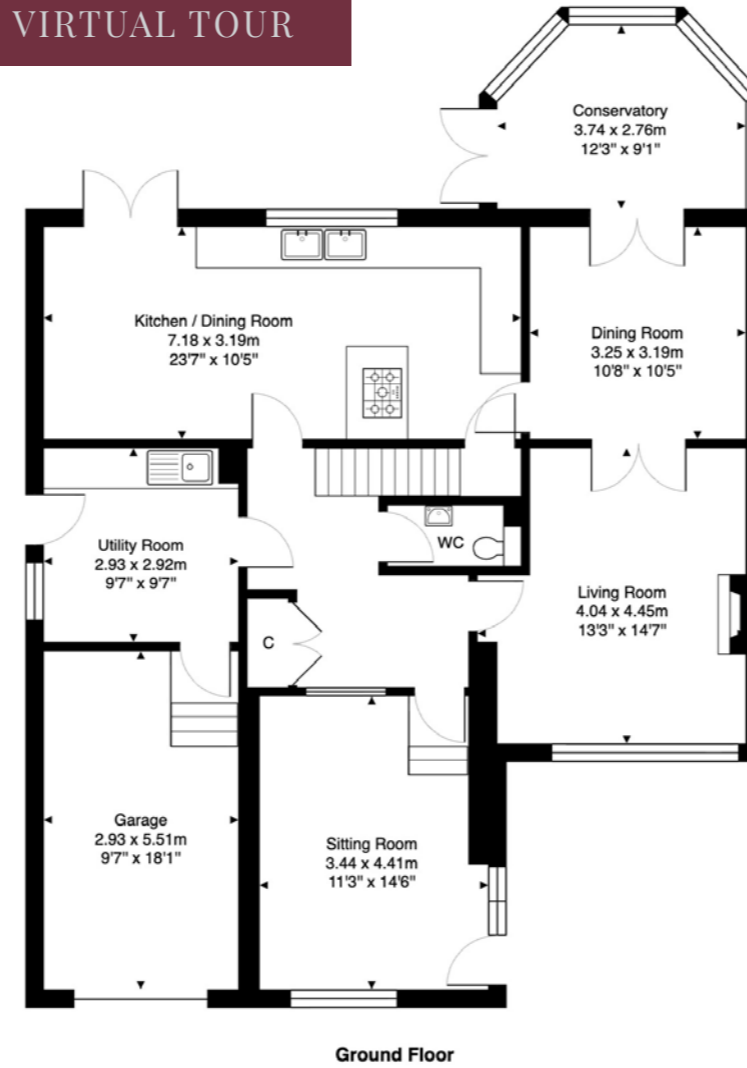


Externally, the enclosed south-facing rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring patio areas, lawn, planted borders, and a substantial storage shed, along with a monoblocked side pathway and access area. To the front, the property benefits from a private double driveway, single garage, and landscaped garden grounds.



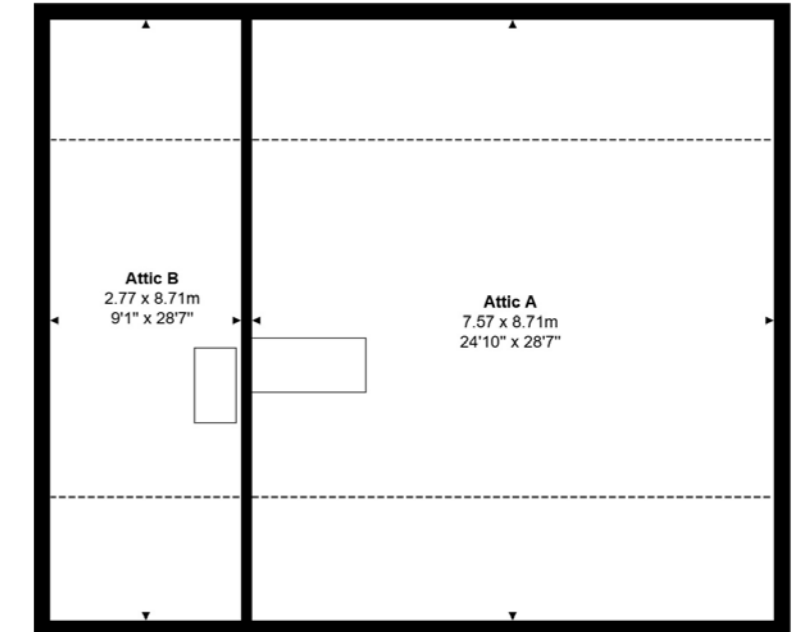


[CLICK HERE FOR VIRTUAL TOUR](#)



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 206m² | EPC Rating: C



THE FLOOR PLAN





Situated in the highly desirable residential district of Cramond, Avon Road enjoys a peaceful setting in one of Edinburgh's most sought-after family neighbourhoods. Renowned for its attractive coastal surroundings and village atmosphere, Cramond offers an exceptional balance of tranquil suburban living with convenient access to the city centre.

The area is particularly popular with families, lying within the catchment for the highly regarded Cramond Primary School and The Royal High School, while several of Edinburgh's leading independent schools, including Cargilfield School, Fettes College and Erskine Stewart's Melville Schools, are also within easy reach.

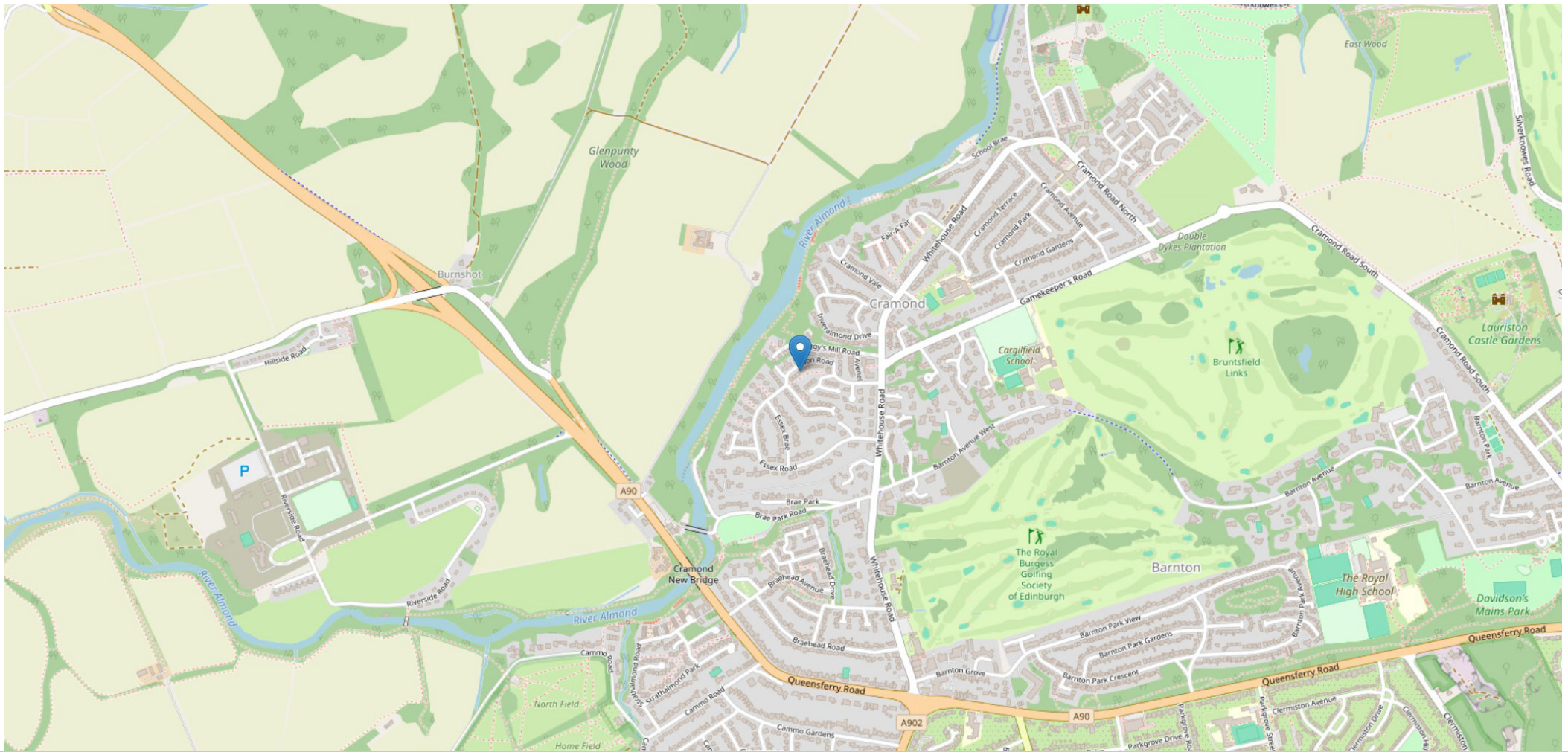
Cramond is celebrated for its outstanding recreational amenities, with scenic walks along the River Almond, the historic waterfront at Cramond Beach, and access to the promenade and coastline all nearby. Residents also enjoy a wealth of outdoor pursuits, including sailing on the Firth of Forth, cycling routes, and several prestigious golf courses, such as The Royal Burgess Golfing Society and Silverknowes Golf Course.

Everyday amenities are well catered for, with local shopping available in Cramond and nearby Barnton and Davidson's Mains, while more extensive retail and leisure facilities can be found at The Gyle Shopping Centre and Craighleith Retail Park. A number of cafés, restaurants and supermarkets are also conveniently close by.

The location is ideal for commuters, offering excellent transport links to Edinburgh city centre, the City Bypass, Queensferry Crossing, M8 and M9 motorway networks, as well as swift access to Edinburgh Airport. Regular public transport services and an extensive cycle path network further enhance connectivity across the city and beyond.

LOCATION





McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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.



Text and description
MICHAEL MCMULLAN
Surveyor



Layout graphics and design
ALLY CLARK
Designer