



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**29 Cramond Avenue**

EDINBURGH, EH4 6NA





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## Area

The property is located in the prestigious Cramond residential area of the city, in an attractive situation close to the playing fields of Cargilfield School, and the Royal Burgess and Bruntsfield Links Golf Clubs. There are attractive

walks close-by including along the River Almond and up to Cammo, and down to the foreshore by Cramond and Cramond Yacht Club is only a few hundred yards away. A good range of local shopping facilities is located nearby in Barnton with an alternative choice at Davidson's Mains. Only a short drive away is the Gyle Shopping

Centre with its extensive range of shops and high street outlets. Bus services operate from nearby to and from the city centre and to the surrounding areas. The city bypass is easily reached, ensuring swift access to other outlying districts, Edinburgh Airport and the main motorway networks.





# 29 CRAMOND AVENUE

## Property

This beautiful three bedroom terraced villa is situated in a quiet cul-de-sac within an estate that is made up of various style properties.

Internally the property is in excellent condition and has been well cared for by the current owners. There's a wonderful, modern open feel with a high standard in fixtures and fittings. Each room is well proportioned with double-glazed window units and gas central heating throughout.

Externally the property to the front has a single garage and an easily maintained garden with laid lawn. To the rear of the property, there

is a good sized enclosed garden with quality artificial lawn, paved patio for entertaining with feature lighting. The ground floor is flooded with natural light bringing an extremely modern and open feel to the property. Spotlights, feature radiators and Oak flooring are just some of the highlights. Briefly comprising an entrance vestibule, hallway with oak flooring throughout and two good sized storage cupboards. The comfortable lounge at the front has a feature fire and radiator whilst providing access to the first floor. A crisp, white gloss kitchen provides ample wall and base units with appliances including an integrated washing machine, dishwasher, induction hob, extractor hood and double oven all of which is

sure to appeal to an aspiring chef. The modern extension to the rear has an electric Velux window and is an ideal space for formal dining and entertaining. this room would make an excellent family room with modern Bi-folding doors providing direct access to the rear garden.

Upstairs, there are two double bedrooms both of which have useful built-in wardrobes and a third single bedroom residing to the front. The luxury, fully tiled bathroom completes the accommodation with under-floor heating, jacuzzi bath, a shower and vanity unit. Early viewing is advisable as this properties style, location and school catchment will be popular with a variety of buyers.







# SPECIFICATIONS

## FLOOR PLAN & LOCATION



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.35m (14'3") max x 3.88m (12'9")
Kitchen	5.43m (17'10") x 3.02m (9'11")
Family Room	5.40m (17'9") x 2.69m (8'10")
Bedroom 1	4.29m (14'1") x 3.21m (10'6")
Bedroom 2	3.19m (10'6") x 3.04m (10')
Bedroom 3	3.21m (10'6") x 2.29m (7'6")
Bathroom	2.10m (6'11") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>) : 107m<sup>2</sup> // EPC Rating : C

Extras (included in the sale) : All fixtures, fittings, floor coverings, white goods and appliances (excluding fridge freezer). Other items may be available through a separate negotiation.

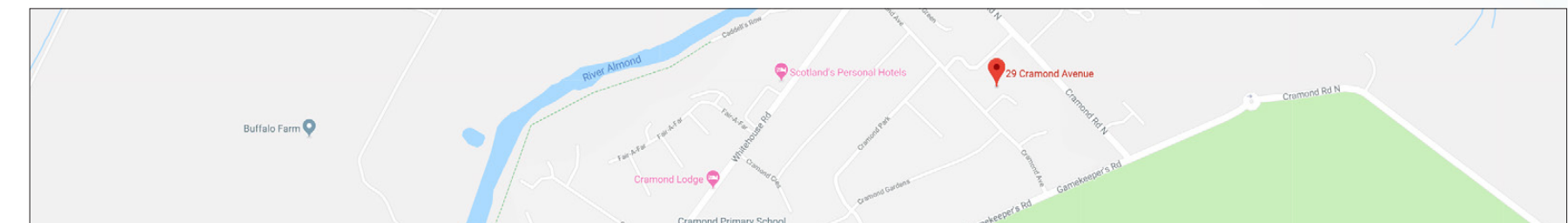


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