

23 Cramond Avenue

CRAMOND, EDINBURGH, EH4 6NA



*AN IMPRESSIVE FOUR-BEDROOM FAMILY HOME
IN THE HEART OF SOUGHT-AFTER CRAMOND*



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McEwan Fraser Legal is delighted to present this impressive four-bedroom, mid-terraced family home in the highly sought-after village of Cramond. Beautifully presented throughout, the property combines generous proportions with stylish, contemporary interiors to create a particularly appealing family home.

The accommodation offers excellent flexibility, with a substantial conservatory, a modern fitted kitchen, four bedrooms and a contemporary family bathroom. Attractive private gardens, a summer house currently used as a home office, and a private garage further enhance this superb property.

The accommodation is accessed via a welcoming entrance vestibule that leads to a central hallway. The spacious, south-facing living room enjoys excellent natural light, with stylish contemporary décor creating a bright, inviting space with ample room for a variety of furniture arrangements.



The well-appointed kitchen offers a practical, attractive space with ample prep and storage. The kitchen opens into a substantial conservatory, providing an excellent additional reception area. With ample space for a family dining table and an attractive outlook to the garden, this versatile extension suits both family life and entertaining.





The bedroom accommodation comprises two generously proportioned double bedrooms and two further versatile bedrooms, which could equally serve as children's bedrooms, guest accommodation or additional workspace, depending on individual requirements.





Bedroom 1





Bedroom 2





Bedroom 3





A stylish, modern family bathroom with a contemporary three-piece suite and shower over bath completes the internal accommodation. Further benefits include gas central heating and double glazing.





Gross internal floor area (m²): 102m²

EPC Rating: C



Externally, the property enjoys attractive, well-maintained gardens that provide excellent opportunities for outdoor relaxation and entertaining. The summer house has been adapted into a fully functional home office, offering a particularly useful separation between home and work life. A private garage, plus additional parking space immediately in front, adds further convenience.

Cramond remains one of Edinburgh's most desirable residential locations, combining a peaceful village atmosphere with excellent access to the city centre. The property is particularly well positioned to enjoy the area's outstanding natural surroundings, with Cramond Beach, the River Almond Walkway, and a network of scenic coastal paths all within a comfortable walk. Well-regarded local schooling, amenities, and transport links further enhance the appeal of this impressive, versatile family home.

The Property





Cramond Avenue lies in one of Edinburgh's most desirable residential areas, combining peaceful suburban living, established amenities, and convenient city-centre access. The Cramond district appeals to families and professionals due to its residential character, green space, excellent school catchments, and proximity to the Firth of Forth coastline. Local shops, cafés, and services are available in Davidson's Mains and Barnton, while Craigleith Retail Park, the Gyle Shopping Centre, and Edinburgh city centre offer broader retail, dining, and leisure facilities.

Recreation includes historic Cramond village, the waterfront, harbour, riverside walks, Cramond Beach, the promenade, Lauriston Castle, golf courses, and sports facilities. Cramond Primary School and The Royal High School serve the area, with independent schools accessible.

Regular buses connect to the city centre and surrounding districts. The A90 provides access to the City Bypass, Queensferry Crossing, motorway network, and Edinburgh Airport. These attributes make Cramond consistently sought after.





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