



Flat 9, 44 Cramond Road North

EDINBURGH, EH4 6JA



Cramond

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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 shopping facilities are 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.





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An excellent opportunity has arisen to acquire this highly desirable three/four-bedroom top floor flat with lift making for an ideal family home while being well located within the prestigious Cramond area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Entrance vestibule with carpeted flooring, internal hallway plenty of cupboards and storage space and a bright and spacious sitting room with a feature balcony accessed from the French doors. The large kitchen/diner benefits from an integrated washing machine, dishwasher, fridge and freezer, with ample space for a dining table.

Accommodation; three spacious double bedrooms, en-suite shower room with space for a bath if desired. The further two bedrooms are both great spaces. There is a flexible room of which the current owner has set as an office/second dining room for more formal purposes. This room is versatile and if used as a bedroom could function as the second largest bedroom. completing the property is a three-piece, partially tiled family bathroom.

This property further benefits from, gas central heating, full double glazing, communal garden grounds to the front and rear of the property with off street parking in this well-maintained development.









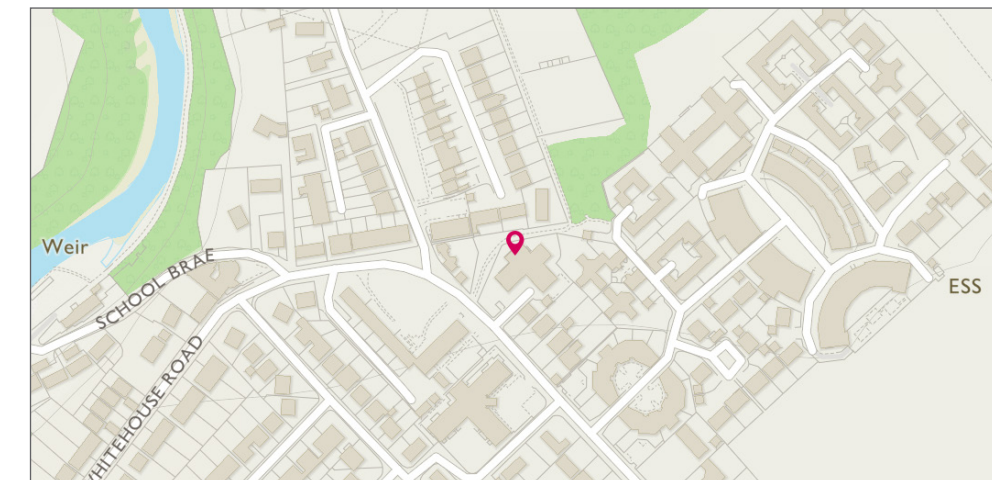
Specifications & Details FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	8.14m (26'8") x 6.82m (22'5")
Kitchen	5.24m (17'2") x 4.57m (15')
Master Bedroom	5.90m (19'4") x 4.77m (15'8")
En-suite	2.80m (9'2") x 2.30m (7'7")
Bedroom 2	5.04m (16'6") x 4.33m (14'3")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.40m (11'2") x 2.99m (9'10")
Bathroom	2.40m (7'10") x 2.05m (6'9")

Gross internal floor area (m²): 141m² | EPC Rating: C







Solicitors & Estate Agents

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Text and description
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