

# 69 Cramond Avenue

CRAMOND, EDINBURGH, EH4 6ND



*Three-bed mid-terraced house which is presented to the market chain free and in excellent internal order*



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McEwan Fraser is delighted to present this three-bed mid-terraced house which is presented to the market chain free and in excellent internal order. Situated in sought-after Cramond, the property is in the catchment area for the Royal High School. Further benefits include gas central heating, double glazing, a driveway, an integral garage, and a south-facing rear garden. Early viewing is highly recommended.

# THE LIVING ROOM



Accommodation is focused on a spacious living and dining room which runs the width of the property and overlooks the rear garden. Neutrally decorated and finished with laminate flooring, the south-facing window allows impressive levels of natural light. The available floor space can accommodate a variety of different furniture arrangements that will give the new owner plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN



A brand-new kitchen is accessed from the living room and it includes an excellent range of base and wall-mounted units topped with contrasting stone worksurfaces.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, the bathroom, and a loft space for additional storage. Bedroom one is a generous double with an integrated wardrobe and space for a full suite of bedroom furniture. Bedrooms two and three are further double bedrooms. All three bedrooms are neutrally decorated and carpeted. The bathroom enjoys natural light, full tiling, and a white three-piece suite with a shower over the bath.

## THE BATHROOM



# BEDROOMS 1 & 2



# BEDROOM 3

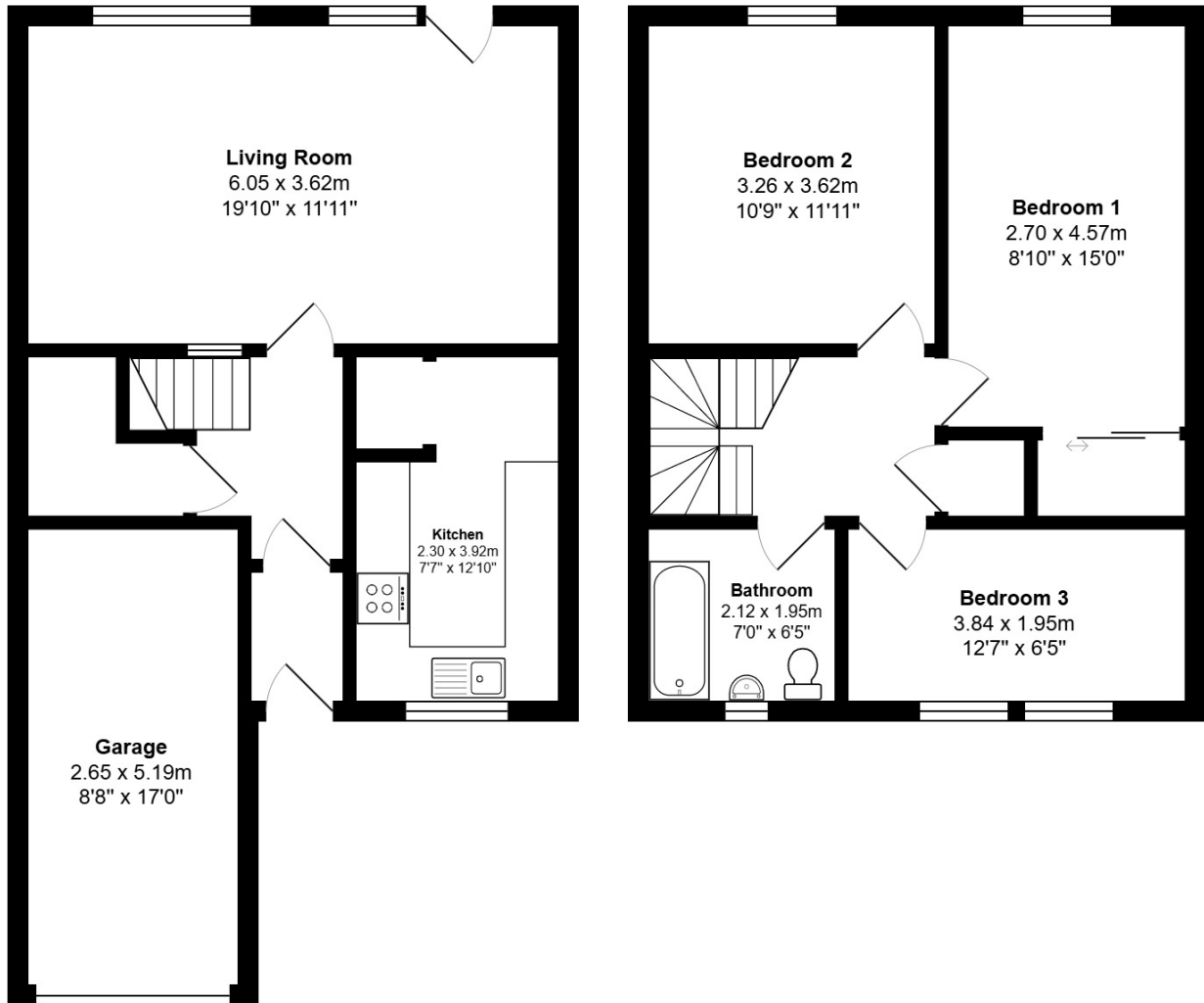


This is a great opportunity to acquire a home in move-in condition.

# EXTERNALS

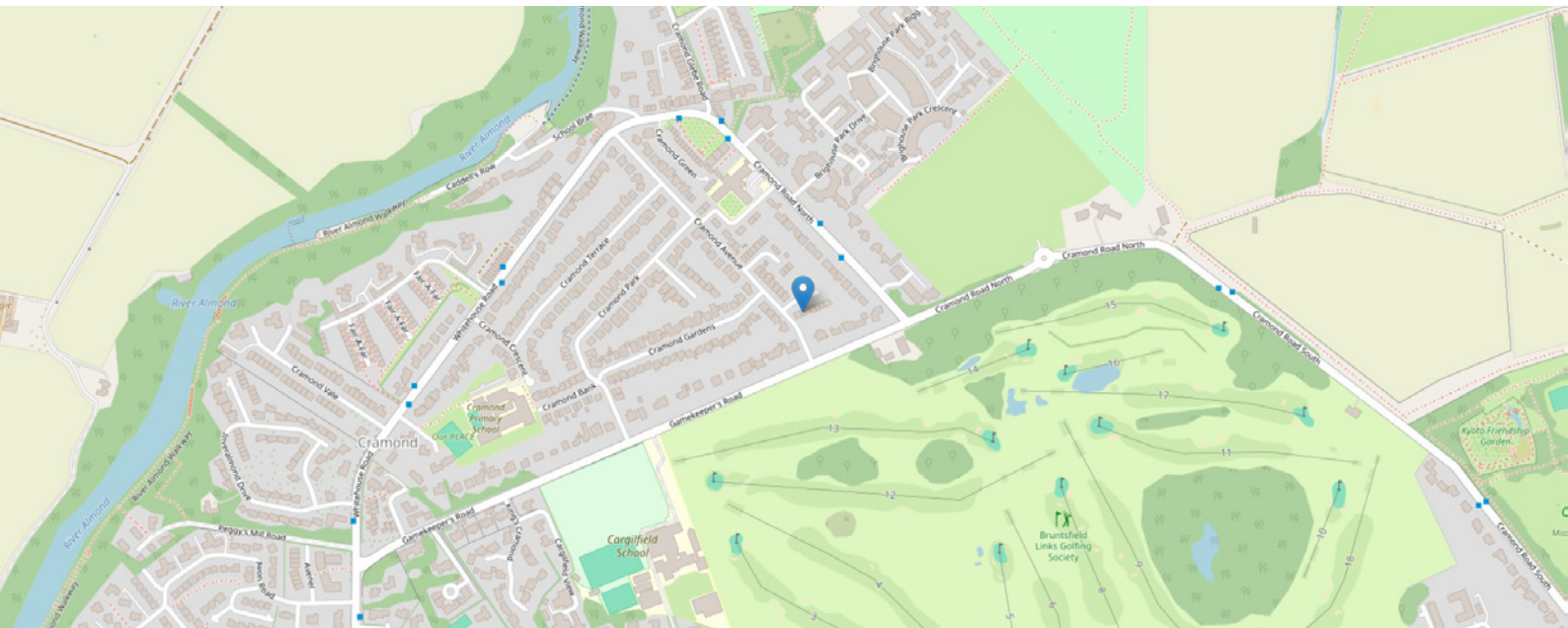


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup> | EPC Rating: C





# THE LOCATION

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



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