

16 King's Cramond Cramond Edinburgh, EH4 6RL









Superb and spacious detached villa forming part of an exclusive development in a quiet cul-de-sac setting in the sought-after Cramond. The historic village of Cramond is located on the north western outskirts of the City, bordered by the Forth Estuary to the north and the City itself to the south. The area is considered to be one of the capital's most desirable residential suburbs and is located just over four miles from the City Centre and a short drive to the City by-pass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

There are excellent schools within walking distance including Cramond Primary School and The Royal High School, and in the private sector Cargilfield Preparatory School. Local shops include those at the Barnton junction where there is a Scotmid, a hairdresser, a gift shop/café, and a post office. The nearby village of Davidsons Mains offers further independent shopping facilities and a Tesco Metro. There is also a 24 hour Tesco in Corstorphine.

Cramond foreshore and yacht club are a short walk away along the banks of the River Almond where there are also a number of cafes/galleries and a path through Dalmeny Estate leads to the Hawes Inn in South Queensferry. There are several well regarded local golf courses and Cramond Kirk plays host to a number of clubs and societies. There are also local access points to the City's cycle path network.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and excellent storage facilities including a large attic.



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Property Details

- Entrance Vestibule.
- Welcoming and spacious Hall with staircase to upper floor. Understair cupboard.
- Bright and spacious Living Room with windows to front and patio doors providing direct access to the rear garden. Feature fireplace with wooden surround and living flame gas fire (currently disconnected) . Double astragal glazed doors to hall.
- Family Room with door to garden. French doors to Conservatory.
- Lovely Conservatory with open outlook over the rear garden. Tiled floor. Two French doors to garden.
- Fitted Kitchen with matching wall and base units. Integrated hob and oven. The dishwasher and fridge are included in the sale. Ample work surfaces with sink with drainer and tiled splashback. Shelving.
- Breakfasting Room with patio doors to garden. Shelving. Window to side.
- Dining Room with window to front. Space for good sized dining table and chairs.
- Cloakroom with white two-piece suite comprising wash hand basin and WC.
- Inner Hall with door to garden.

- Shower Room with white two-piece suite comprising wash hand basin and WC. Shower enclosure with mixer shower.

- Utility Room with fitted wall and base units. The washing machine and dryer are included in the sale. Stainless steel sink with drainer. Window to front.

Upper Floor

- Landing with attic access hatch. Built in cupboard.
- Large Main Bedroom with windows to front. Twin built in wardrobes with hanging space and shelving.
- En Suite Shower Room with white suite comprising Jack and Jill wash hand basins, WC and bidet. Shower enclosure with mixer shower. Mirrored bathroom cabinet. Shaver points.
- Three further Double Bedrooms with built in wardrobes.
- 5th Bedroom / Study with window to front.
- Family Bathroom with white three-piece suite comprising bath with mixer shower above with rainhead fitting and shower screen, wash hand basin with vanity units below and WC. Shelving. Shaver point.













EXTERNAL

A monobloc driveway provides off street parking for several cars and leads to a large double garage with twin up and over doors, power and light.

The front and side gardens feature lawns bordered by an attractive array of established plants, shrubs and trees.

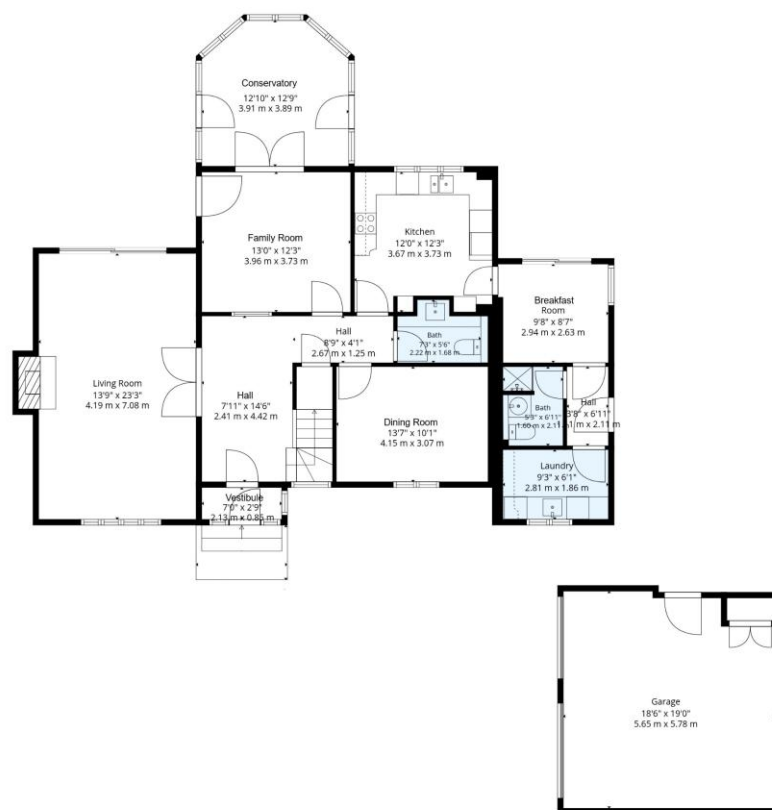
The rear garden is fully enclosed and features a large decked area and additional patio with space for garden furniture. Large lawn bordered by a lovely array of established plants, shrubs and trees. Feature pond. The garden sheds are included in the sale together with the summer house.

Energy Efficiency Rating: C

Council Tax Band: H

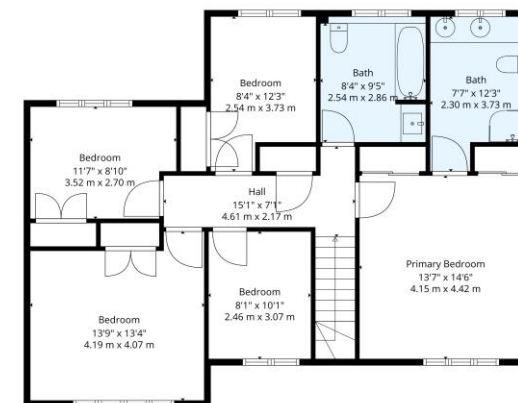






Total: 2261 sq. Ft, 210 m2
 Ground Floor: 1246 sq. Ft, 116 M2, First Floor: 1015 sq. Ft, 94 m2
 Excluded Areas: Garage: 333 sq. Ft, 31 M2, Screened Porch: 169 sq. Ft, 16 M2, Porch: 38 sq. Ft, 4 M2,
 Fireplace: 10 sq. Ft, 1 M2, Walls: 219 sq. Ft, 20 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.



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