



13 Cramond Vale

Cramond, Edinburgh, EH4 6RB

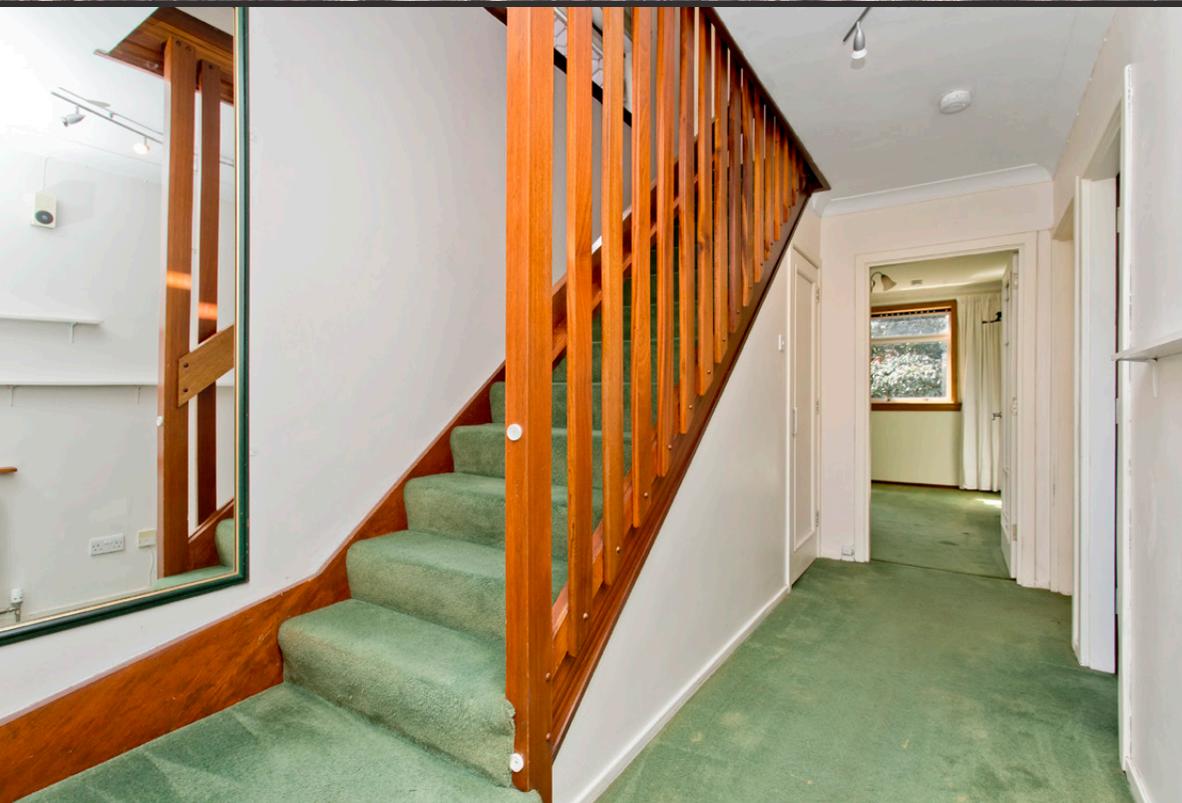
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Set on a no-through road, this spacious four-bedroom link-detached house has a desirable location in the highly sought-after village of Cramond. It is set close to the River Almond Walkway and within walking distance of the beautiful sandy beach, as well as the local schools, amenities, and transport links. The rarely available family home further boasts two reception rooms, a German breakfasting kitchen by Poggenpohl, and two washrooms, in addition to generous private parking and well-maintained gardens.

Stepping inside, you are greeted by a central hall that offers understairs storage and a convenient WC. Directly ahead, at the rear of the home, is the living room, which enjoys a southwest-facing aspect for a flood of daily sun. This reception area has a generous footprint for an excellent choice of comfortable furnishings; plus, it extends out into the garden via patio doors – an ideal setup for families. The room is finished with light neutral décor and it is framed by a handsome feature fireplace. A good-size dining room (with a serving hatch to the kitchen) provides a second reception area for family meals. Meanwhile, the Poggenpohl breakfasting kitchen is generously appointed with a fantastic range of base and wall-mounted cabinets and ample worksurface space. It offers rear garden access and comes with integrated Neff appliances (gas hob, oven with warming drawer, microwave, and fridge/freezer). An undercounter dishwasher and a washing machine are also included.



Features

- Bright and spacious link-detached house
- Situated in highly sought-after Cramond
- Within walking distance of the beach
- Hall with understairs storage and a WC
- Large living room with rear garden access
- Dining room with serving hatch to kitchen
- German breakfasting kitchen by Poggenpohl
- Three double bedrooms with wardrobes
- Spacious single bedroom with wardrobe
- Modern bathroom with three-piece suite
- Front garden with a manicured lawn
- Enclosed, southwest-facing rear garden
- Tandem driveway and integrated garage
- Gas central heating and double glazing
- EPC Rating - C







“Bright and spacious link-detached house, situated in highly sought-after Cramond within walking distance of the beach”





The four bedrooms are on the first floor. They are comprised of three bright and airy doubles and one spacious and versatile single, all of which benefit from built-in wardrobes, light decoration, and fitted carpets. The bedrooms are served by a modern bathroom, fitted with a three-piece suite and sandy-toned tiling. It is comprised of a hidden-cistern toilet, storage-set washbasin, downlit mirror, and bath with handheld shower. It also has access to the attic. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a manicured front garden and a tandem driveway leading to an integrated single garage. The fully-enclosed rear garden has an easy-to-maintain design, framed by leafy planting. It also has a southwest-facing aspect, and is perfect for alfresco dining in the sun.

Extras: all fitted floor and window coverings (except the Thistle curtains in bedroom 2), light fittings and shades, integrated appliances, a dishwasher, a washing machine, and a tumble dryer to be included in the sale. Please note, there are no guarantees for any of the appliances and/or their working order.

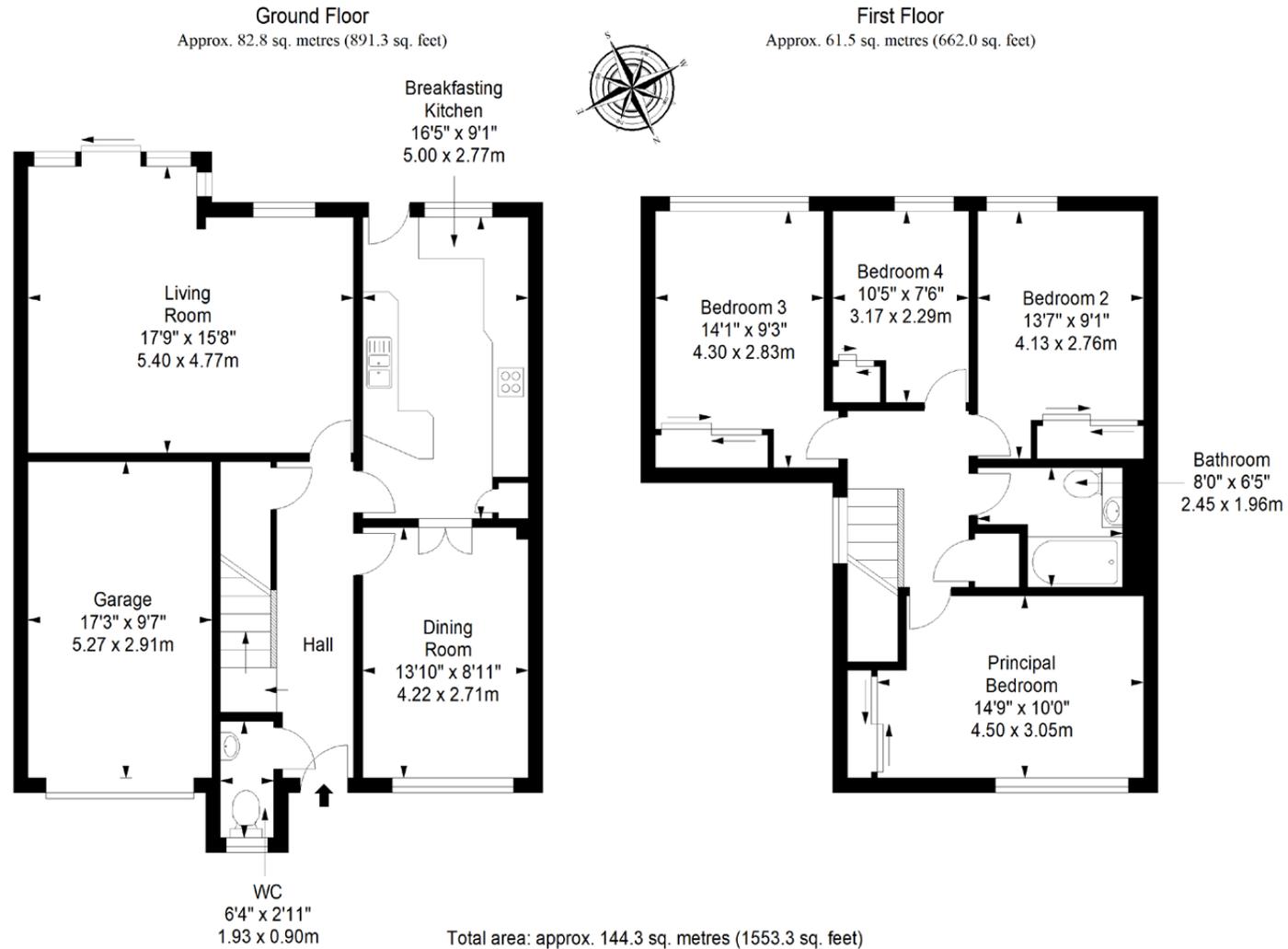
Cramond, Edinburgh

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade stretches all the way to Granton Harbour and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, the Forth Road Bridge and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre.





Floorplan



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