



lindsays

22 Essex Road,
Cramond, Edinburgh, EH4 6LJ

"A wonderfully spacious detached family home with a large mature garden and double tandem garage enviably located within sought after Cramond"





Description

Standing within large, mature gardens this exceptional detached bungalow offers a quality and depth of accommodation rarely available. Extending to around 2,362 square feet over two floors, the accommodation is light, spacious and flexible. Although the property would now benefit from a degree of modernisation it offers an ideal opportunity to create a unique and stylish home in a superb location. Currently open plan in design, the hugely impressive 50 foot sitting/dining/family room offers an amazing space to entertain but could also easily be divided into two or three large rooms. A wall of glass to the rear of the dining area floods the room with light and gives direct access to the patio and garden. The large kitchen/breakfast room with garden views comes complete with appliances (not warranted). Also, on the ground floor there are three double bedrooms (one with extensive fitted furniture), a stylish shower room and a family bathroom with separate shower. A stunning timber spiral staircase leads up to a further double bedroom, a bathroom and extensive eaves storage. As mentioned, the house stands within large mature gardens, the rear garden being fully enclosed providing a safe play environment for young children. A private drive provides off road parking and leads to the double tandem garage.

Area

The charming 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. It is one of the capital's most desirable residential suburbs which, despite its leafy setting, is just over four miles from the city centre and within minutes of the city by-pass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network. Undeniably picturesque and of considerable historic importance, the village is ideally suited to family living. 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 gift shop/café, a post office and a pharmacy. The village of Davidsons Mains offers further independent shopping facilities, restaurants and bars and a Tesco Metro. The Gyle and Craigleith outlets are within a short drive. Cramond foreshore and yacht club are a pleasant stroll along the banks of the River Almond where there are also a number of cafes, galleries and a pub/restaurant. A delightful shoreline path through Dalmeny Estate leads all the way to the Hawes Inn in South Queensferry. There are several local golf courses including the Royal Burgess, Silverknowes and Bruntsfield and Cramond Kirk plays host to a number of very active clubs and societies. There are also several local access points to the city's cycle path network.

Viewing

by appointment contact Lindsay

- Entrance Vestibule
- 50' open plan sitting/dining/family room with French doors giving access to the rear garden
- Large kitchen/breakfast room
- Four double bedrooms
- Two bathrooms
- Shower room
- Extensive storage
- Gas central heating
- Double glazing
- Requires some modernisation

EPC Rate E

OFFERS OVER £625,000

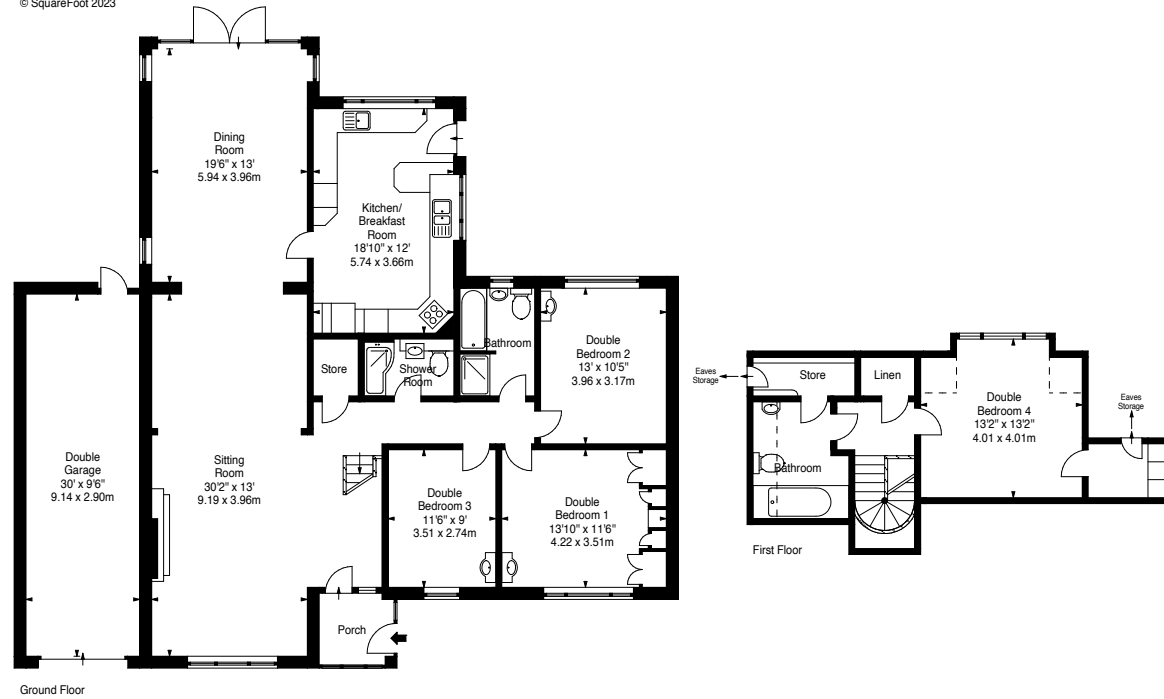




Essex Road,
Edinburgh,
Midlothian, EH4 6LJ



Approx. Gross Internal Area
2362 Sq Ft - 219.43 Sq M
(Including Double Garage)
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.