



The Glebe, Edinburgh, **EH4**

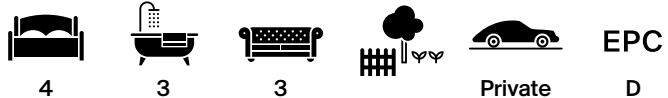


A striking four bedroom, semi-detached home located in the **highly sought-after area** of Cramond.

The Glebe in Cramond, Edinburgh, is an impressive semi-detached home that offers an ideal living environment for families, blending space, comfort, and a prime location within one of Edinburgh's most prestigious areas. The property boasts a generous floor plan, providing ample room for both relaxation and entertainment.

The ground floor is designed with family living in mind, featuring a spacious sitting room, a modern kitchen and an inviting conservatory/dining room. These rooms create a flow that is perfect for both everyday family life and hosting guests. The family room, shower room, and convenient utility space further enhance the practicality of the layout. The principal bedroom and en suite are well located on this level and complete the ground floor accommodation.

Upstairs, three generously sized double bedrooms offer flexible accommodation whilst there is a large family bathroom.



| Offers Over | Tenure | Local Authority | Council Tax |
|-------------|----------|-------------------------------|-------------|
| £725,000 | Freehold | The City of Edinburgh Council | Band F |

To the rear the property benefits from a decked area along with a private garden laid with artificial grass.

To the front there is a gravelled driveway, allowing for secure off-street parking.

Located within the charming Cramond area, this home offers easy access to top-rated schools, local amenities, and picturesque coastal walks, making it an excellent choice for families seeking both luxury and location.





Location

Cramond is a desirable and high amenity area convenient for the city centre and the west of the city including Edinburgh Park, Edinburgh International Airport and the bypass.

There is an excellent local primary school and secondary schooling at Royal High School. Cargilfield preparatory school, the oldest prep school in Scotland, is also close by and The Edinburgh Academy, St George's, Stewart's Melville and Mary Erskine's schools are within easy driving distance.



There are a choice of golf courses in the vicinity, including The Royal Burgess and Bruntsfield Links, pleasant walks along the River Almond and along the foreshore by the Firth of Forth at nearby Cramond Village.

The village is well situated for access to the city centre, to the west connecting to the airport and central Scotland motorway network; there are regular bus services to and from the city centre, with a local supermarket in Davidsons Mains and more extensive facilities at Craigleith and The Gyle.

Financial Guarantee/Anti Money Laundering

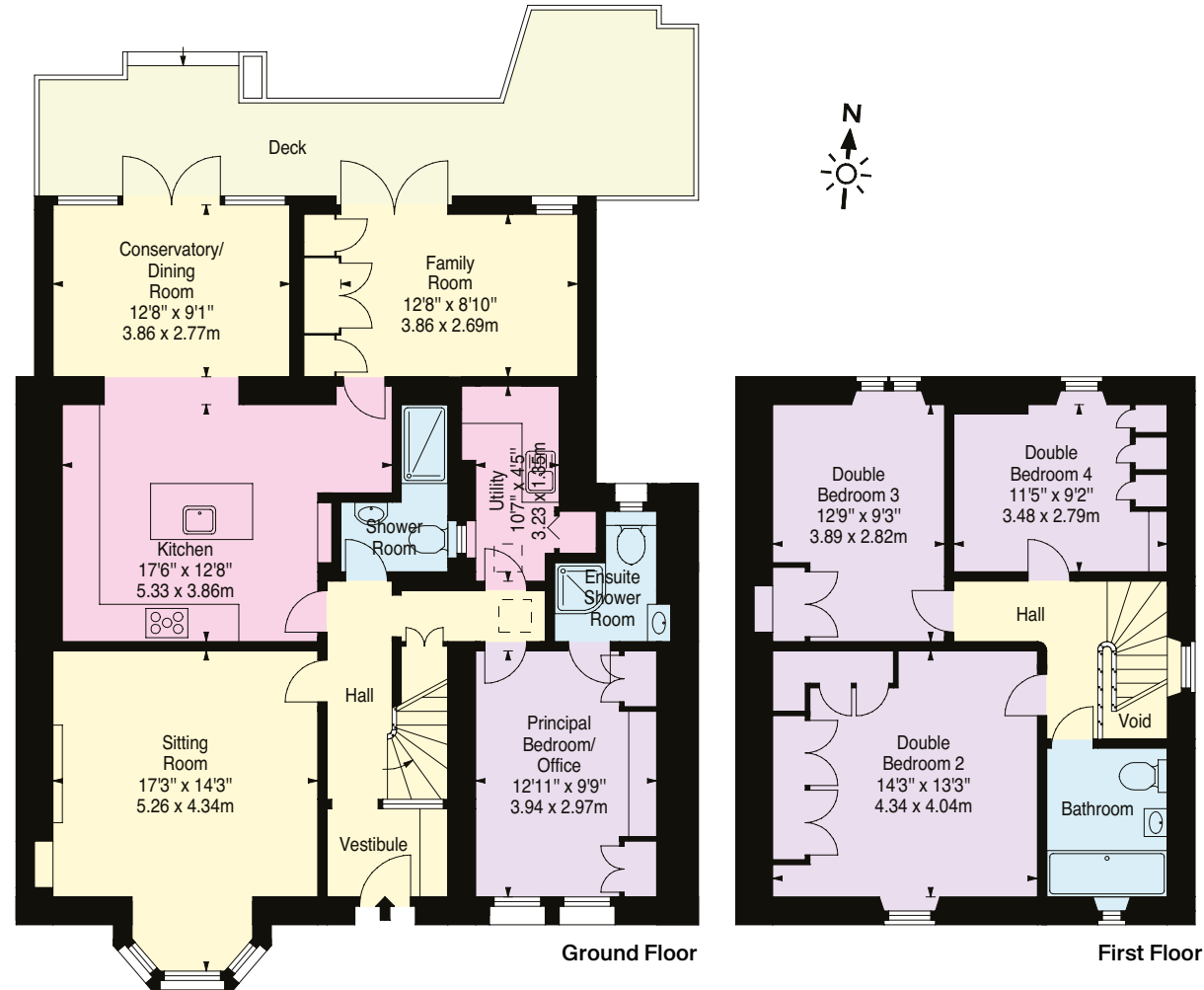
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Approximate Gross Internal Floor Area

1719 Sq Ft - 159.70 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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