



Essex Road, Edinburgh, EH4





A charming detached house set peacefully on one of Cramond's most **sought-after** addresses.



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EPC

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Offers Over

£775,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band H

This five bedroom house is located in the popular area of Cramond and offers well laid out accommodation spanning across two floors, combined with a spacious garden, garage and off-street parking.

The large sitting room featuring working fireplace and space for a dining table opens directly onto the garden. There is also a well-equipped kitchen/dining room with handy utility with direct access to the garden and double garage. A WC completes the ground floor.

Moving to the first floor the large principal bedroom features a dressing room and an en suite. Bedroom two currently used as an additional sitting room whilst the remaining three bedrooms offer ample space and flexibility for use whilst a large bathroom completes the floor. There is also access to attic space on this floor.

Outside, the mature private garden surrounds the house and provides the perfect place to relax. There is a summer house which could be converted to a home office. The property further benefits from a double garage, off street parking and an EV charger.

Essex Road is a perfect family home with easy access into and out of the city.



Features

- Prime location
- Detached property
- Five double bedrooms
- Two bathrooms
- Attic space
- Large private garden
- Double garage
- EV charger
- Private driveway





Location

Essex Road is situated in the highly sought-after leafy residential area of Cramond, approximately 3.6 miles west of Edinburgh's city centre. The house benefits from this peaceful location whilst having easy access to the City Bypass, the motorway network and The Queensferry Crossing. Edinburgh International Airport is approximately 4.6 miles away. There is a large range of excellent shopping facilities within close proximity, including Craighleith Retail Park, Marks & Spencer and Sainsbury's.

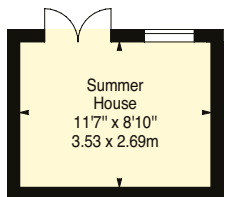
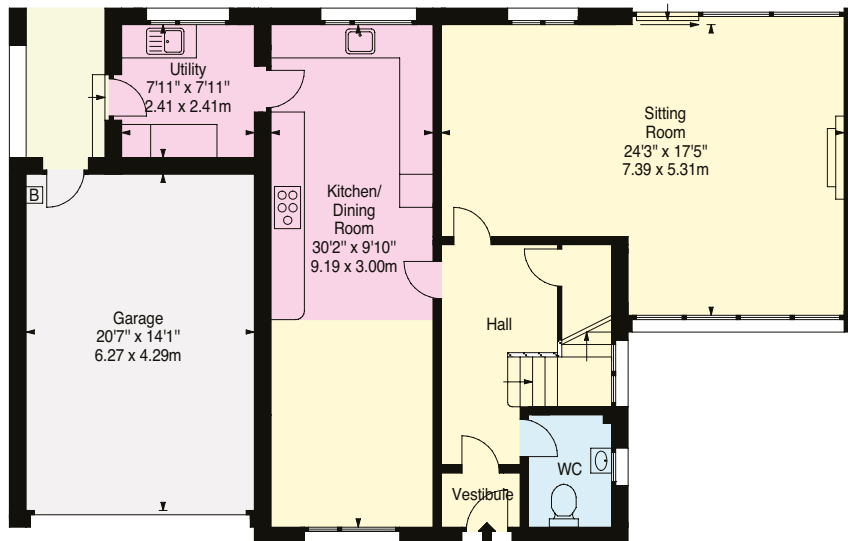
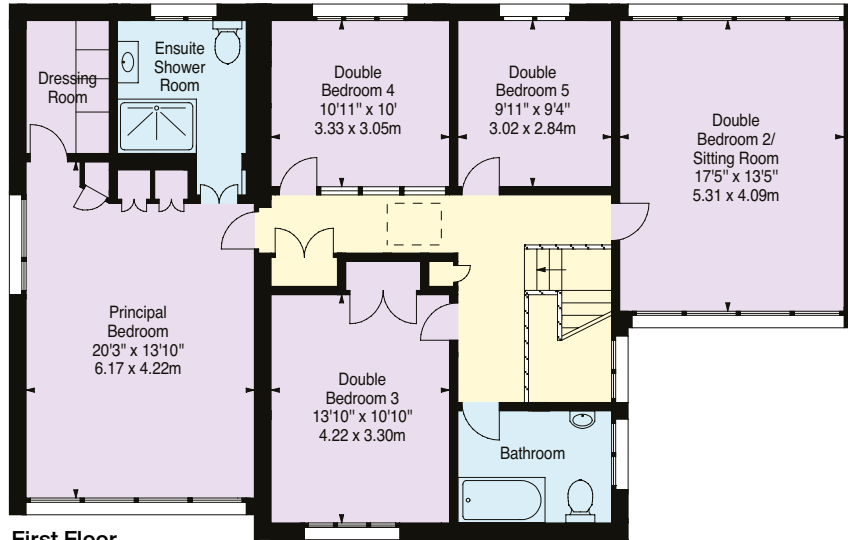
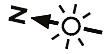
Nearby recreational facilities include The Royal Botanic Gardens, the extensive grounds of Lauriston Castle, Inverleith Park, Cramond Yacht Club, and The Royal Burgess, Bruntsfield, Murrayfield and Ravelston golf clubs. The house is in the catchment area for Cramond Primary School and The Royal High School. Cargilfield School, Erskine Stewart's Melville Schools, Fettes College, The Edinburgh Academy and St George's School for Girls are also all nearby, making this an ideal location for families.



Approximate Gross Internal Floor Area
 2542 sq ft - 236.15 sq m (Including Garage)
 Summer House: 101 sq ft - 9.38 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Ground Floor

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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Particulars dated November 2023. Photographs and videos dated November 2023.
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