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**49 WHITEHOUSE ROAD
CRAMOND
EDINBURGH**

This well presented detached bungalow occupies a generous sized plot within Edinburgh's much sought after Cramond district.

Entrance vestibule, reception hall, lounge/dining room, breakfasting sized kitchen, large conservatory, three double bedrooms and modern bathroom. Gas central heating and double glazing. Enclosed mature gardens, driveway and garage.

Offers Over £310,000



GENERAL DESCRIPTION

This well presented detached bungalow occupies a generous sized plot within Edinburgh's much sought after Cramond district. The accommodation is well proportioned throughout and offers further development potential within its large attic space, subject of course to the relevant consents being obtained. The internal layout comprises: an entrance vestibule with door through to the reception hall which provides access to most rooms. The lounge/dining room has large rear facing window overlooking the garden and French doors leading through to the conservatory. The conservatory provides a great living space overlooking and leading out onto the rear garden. The breakfasting kitchen has doors to the lounge/dining room and conservatory with space for informal dining. All three bedrooms are doubles and finally the bathroom features a stylish white suite with window to the side. The bungalow's specification includes gas central heating operating off a combi boiler and all windows are double glazed. Externally the front garden displays a lawn section and incorporates a driveway which leads to the property's garage. To the rear of the property there is a large fully enclosed south facing garden which enjoys a high degree of privacy.

SITUATION

The peaceful and leafy area of Cramond is a short drive from the City Centre and has an excellent selection of local amenities close by, including convenience stores and a supermarket and bank at Davidsons Mains. More extensive shopping facilities can be found at The Gyle Shopping Centre and Craigleith Retail Park, which are both a short drive away. There are a wide variety of leisure facilities including walks along the River Almond to the village of Cramond itself with its quaint whitewashed cottages, harbour and promenade. There are further walks at Dalmeny, Cammo, Hopetoun and South Queensferry and several excellent local golf courses including The Royal Burgess and Bruntsfield Links.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE VESTIBULE

The property is gained via a timber door with further glass door leading through to the reception hall.

RECEPTION HALL

The reception hall provides access to the majority of rooms within the property. Displays laminate flooring which is fitted throughout much of the property. There are two storage cupboards off and a hatch leads to the attic.

LOUNGE/DINING ROOM

20'2" x 14'4" 6.14m x 4.39m
(at widest point)

This large dual purpose room has south facing picture window overlooking the garden and French doors leading through to the conservatory. The room provides ample space for both sets of furniture, displays laminate flooring and doorway leads through to the kitchen.



BREAKFASTING KITCHEN

12'9" x 8'3" 3.87m x 2.52m

This breakfasting sized kitchen with laminate flooring has twin leaf doors overlooking and leading through to the conservatory. The room features a range of modern units with worktop, sink and splash back tiling. Included in the sale price and incorporated into the design will be the gas hob, extractor hood, fan assisted oven, a fridge freezer, washing machine, dishwasher and breakfasting table.

CONSERVATORY

15'0" x 12'0" 4.58m x 3.67m

(at widest point)

This large versatile room overlooks and leads out onto the rear south facing garden. Displays laminate flooring and offers a great living space.



BEDROOM 1

12'2" x 12'1" 3.70m x 3.68m

This double bedroom has front facing window overlooking the garden and towards the Dalmeny Estate. Displays laminate flooring and features wardrobes to the full length of one wall.

BEDROOM 2

12'0" x 9'10" 3.66m x 3.00m

This double bedroom has front facing window overlooking the garden and towards the Dalmeny Estate. Displays laminate flooring and features a built-in wardrobe.

BEDROOM 3

10'5" x 7'2" 3.18m x 2.19m

The property's third double bedroom has window to the side. Displays laminate flooring and features a built-in wardrobe.

BATHROOM

10'11" x 5'4" 3.34m x 1.26m

This attractive room has window to the side and features a stylish white three piece suite. Comprising; WC, wash hand basin and bath with mains shower over.



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Schematic Diagram only - Not to scale

HEATING

The property has a system of gas central heating operating off a combi boiler.

DOUBLE GLAZING

The property is double glazed.

GARDENS

To the front of the property the garden area displays lawn section with driveway providing off street parking for a number of vehicles and leads to the garage. To the rear there is a large enclosed south facing garden featuring lawn, patio and planted areas. There are two garden sheds included in the sale price and raised sun deck. Path and gate leads to the front.

GARAGE

To the side of the property there is a single garage with metal up and over door with door and window to the rear. Lighting and power supplied.

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm or by appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers Over £310,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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