

# 18

**18 CADDELLS ROW  
CRAMOND  
EDINBURGH  
EH4 6HY**

This delightful end terraced villa is peacefully situated at the head of a row of modern cottages that enjoy a scenic riverside setting within Edinburgh's picturesque and highly sought after Cramond district.

Reception hallway, W.C., sitting room, dining room / garden room, dining kitchen, two double bedrooms, master en-suite shower room, nursery / study / dressing room and bathroom.

Gas central heating and double glazing. Private gardens with lawn and patio. Shared residents' deck and River Almond views.



## GENERAL DESCRIPTION

This delightful end terraced villa is peacefully situated at the head of a row of modern cottages that enjoy a scenic riverside setting within Edinburgh's picturesque and highly sought after Cramond district. The accommodation has an internal layout comprising – reception hallway with access to downstairs W.C. and stairs lead to the upper hall; attractive sitting room with feature wood burning stove; versatile dining room/garden room overlooking and leading out onto the gardens; stylish dining sized kitchen again overlooking and leading out onto the gardens; double bedroom one with built-in storage; master en-suite shower room with door to versatile nursery/study/dressing room; double bedroom two and modern white bathroom. The property's specification includes modern gas central heating and all windows are double glazed. Externally there are private gardens to the front, side and rear displaying various lawn, planted areas and patio with attractive aspects over the River Almond. In addition to the private garden there are shared garden grounds including a raised sundeck and covered parking area.

## SITUATION

Cramond is an exclusive residential area a few miles to the north west of the City Centre. There are excellent local shopping facilities at nearby Barnton which has a Sainsbury's Local, and at Davidson's Mains which has a Tesco Metro. Larger retail stores can be found at The Gyle Shopping Centre where there is a Morrisons and Marks & Spencer and Craighleith Retail Park where there is a Sainsbury's and Marks & Spencer. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond itself with the Cramond Beach promenade which is now host to the increasingly popular Boardwalk Beach Club and Park Run close by. There are several excellent local golf courses nearby including The Royal Burgess and Bruntsfield Links, and sailing at Cramond and South Queensferry. The area has excellent bus routes into the City Centre, and the City bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network. Excellent schools in both the state and private sectors are easily accessible.

## ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM	12'3" x 11'0"	3.74m x 3.36m
DINING ROOM / GARDEN ROOM	11'5" x 11'5"	3.49m x 3.49m
DINING KITCHEN	15'9" x 9'10"	4.80m x 3.00m
BEDROOM ONE	12'4" x 10'6"	3.76m x 3.21m
BEDROOM TWO	10'5" x 8'4"	3.17m x 2.55m
NURSERY / STUDY		
DRESSING ROOM	11'5" x 5'6"	3.49m x 1.69m
MASTER EN-SUITE	11'5" x 5'6"	3.49m x 1.69m
W.C.	4'10" x 2'4"	1.47m x 0.72m
BATHROOM	7'1" x 5'7"	2.18m x 1.70m



#### ENTRY

By Arrangement.

#### PRICE & VIEWING

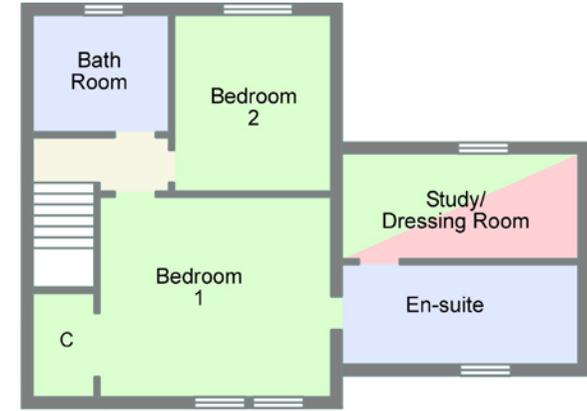
For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or [www.espc.com](http://www.espc.com)

#### ENERGY EFFICIENCY RATING: C

#### 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.





First Floor Plan



Ground Floor Plan

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**18 Caddells Row**

Schematic Diagram only - Not to scale