



# 7

**7 AVON PLACE  
CRAMOND  
EDINBURGH**

This large detached family home forms part of a peaceful residential cul-de-sac within Edinburgh's much sought after Cramond district.

Reception hallway, wc, lounge, dining room, dining kitchen, utility room, five double bedrooms, shower room and bathroom.

Gas heating, double glazing, gardens, driveway and garage.

**Fixed Price £387,000**



#### GENERAL DESCRIPTION

This large detached five bedroom villa forms part of a peaceful residential cul-de-sac within Edinburgh's much sought after Cramond district. The property itself displays a number of attractive features and has an internal layout comprising: a reception hallway which provides access to the lounge, dining kitchen and downstairs wc. Cloaks cupboard off and staircase gives access to the upper hall. The lounge is a bright public room with large front facing window overlooking the garden and glazed door leads through to the separate dining room which has window overlooking the rear gardens. The dining sized kitchen displays modern units, has window to the rear and door to the utility room which has door giving access to the rear garden. The upper hallway provides access to all five double bedrooms, shower room and family bathroom. The property specification includes gas warm air central heating and double glazing. Externally the front garden displays lawn with mature borders. A driveway leads to the carport and garage. To the rear the enclosed gardens are mainly lawn with sun patio adjacent to the property.

#### 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 Craighleith 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)

#### RECEPTION HALLWAY

The hallway has staircase with cupboard below leading to the upper hall and window to the side. Provides access to the majority of downstairs rooms and has cloaks cupboard off.

#### WC

5'10" x 3'3" 1.80m x 1.00m

Having window to the front this room features a two piece suite.

#### LOUNGE

16'6" x 13'8" 5.04m x 4.17m

This bright public room has large front facing window overlooking the garden. The focal point of the room is a feature fireplace with inset electric fire and glass door with screens to the side lead through to the dining room.

#### DINING ROOM

12'5" x 10'4" 3.80m x 3.17m

The separate dining room has window to the rear overlooking gardens and provides ample space for full dining suite.

#### DINING KITCHEN

12'5" x 11'7" 3.80m x 3.54m

This room has rear facing window overlooking the garden, cupboard off houses the central heating boiler and door leads through to the utility room. The room displays modern units with ample worktop, sink and splash tiling. Incorporated into the design is a fixed table which is ideal for informal dining.

#### UTILITY ROOM

12'5" x 5'1" 3.80m x 1.55m

This room has glass door with screen to the side leading out on to the rear garden. The room features base unit, worktop with splash tiling and inset sink. Large walk-in cupboard provides useful storage space.

#### UPPER HALL

This large upper hall provides access to all remaining rooms, has hatch to the attic and linen cupboard off.

#### BEDROOM 1

15'10" x 12'11" 4.82m x 3.94m

This large double bedroom has front facing windows overlooking gardens and features a built-in wardrobe.





First Floor Plan



Ground Floor Plan

Schematic Diagram only - Not to scale



**BEDROOM 2**

14'6" x 10'9" 4.44m x 3.28m

This double bedroom has rear facing window overlooking gardens and features a built-in wardrobe.

**BEDROOM 3**

11'5" x 9'8" 3.49m x 2.96m

This double bedroom has front facing window overlooking gardens and features a fitted wardrobe above the head of the stair.

**BEDROOM 4**

11'10" X 8'4" 3.61m X 2.55m

This double bedroom has front facing window overlooking gardens and features a fitted wardrobe.

**BEDROOM 5**

9'2" X 8'10" 2.79m X 2.70m

This double bedroom has rear facing window overlooking gardens.

**SHOWER ROOM**

5'11" X 5'4" 1.81m X 1.62m

This internal room features a three piece suite.

**BATHROOM**

8'0" X 5'11" 2.45m X 1.81m

This bright room has window to the rear and features a four piece suite.

**HEATING**

The property has a system of gas warm air central heating.

**DOUBLE GLAZING**

The property is double glazed.

**GARDENS**

To the front of the property the garden area displays lawn, path and planted sections with driveway which leads to the carport and garage. To the rear of the property there is a fully enclosed garden which is mainly lawn with planted areas and sun patio adjacent to the property.

**GARAGE**

12'0" x 9'0" 5.47m x 2.76m

There is a good sized single garage which has door to the rear garden.

**ENTRY**

By Arrangement

**VIEWING**

By appointment contact Russel + Aitken on 0131 20 20 600.

**PRICE**

Fixed Price £387,000

**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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**Russel + Aitken**  
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