







Offers over £645,000 12 Avon Grove, Edinburgh, EH4 6RF











Tucked away in a residential corner of Cramond this detached 6-bedroom family home provides extensive, versatile accommodation with ample off-street parking, a garage and sunny south-facing garden.

Detached Family Home; Cul-De-Sac Location; Entrance Vestibule and Hall; Sitting Room; Dining Room; Conservatory; Bright Modern Kitchen; Utility Room; Family Room/Bedroom; Principal Bedroom With En Suite Shower Room; Four Further Large Bedrooms; Family Bathroom; Shower Room; Separate Guest WC; Gas Central Heating; Double-Glazing; Delightful South-Facing Garden; Garage; Driveway Parking.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

# **ACCOMMODATION (WIDEST POINTS)**

| Living Room         | 16'6" x 13'8" (5.05 x 4.17)   |
|---------------------|-------------------------------|
| Dining Room         | 12'4" x 10'4" (3.76 x 3.15)   |
| Kitchen             | 12'2" x 356 (3.71m x 108.51m) |
| Family Room/Bedroom | 17'5" x 8'5" (5.31 x 2.59)    |
| Principal Bedroom   | 15'5" x 12'7" (4.72 x 3.86)   |
| Bedroom 2           | 14'2" x 10'7" (4.34 x 3.25)   |
| Bedroom 3           | 14'2" x 8'2" (4.34 x 2.49)    |
| Bedroom 4           | 9'6" x 9'3" (2.90 x 2.82)     |
| Study/Bedroom 5     | 11'5" x 9'8" (3.48 x 2.95)    |







### **LOCATION**

Avon Grove is a residential no-through road in Cramond and number 12 is tucked away near the end. There are local shops and amenities located just moments away at the junction of Barnton Grove and Whitehouse Road, More extensive shops can be found a short distance away at The Gyle shopping centre or Hermiston Gait. The lovely village of Cramond is only a short distance away and offers charming walks along the promenade or on The River Almond. The nearby Cammo Estate also offers some peaceful country walks. Regular buses run along Whitehouse Road providing good links into the City Centre, whilst the motorist has excellent access to The City Bypass, Queensferry Crossing, Edinburgh International Airport and the wider motorway network.

## **EXTRAS**

White Goods included in the Sale

#### **EPC RATING**

С

## **VIEWING**

By appointment only please Telephone: 0131 554 6244











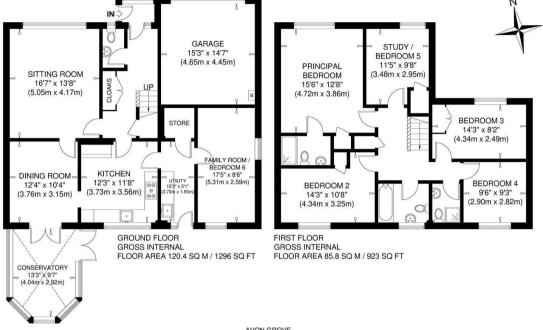












AVON GROVE

NOT TO SCALE - FOR ILLUSTRATUPE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 206.2 SQ M / 2219 SQ FT

All measurements and fixtures including doors and windows

are approximate and should be independently verified.

Copyright © exposure

www.photographyandfloorplans.co.uk



Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk