

45 Cramond Avenue, Edinburgh, EH4 6NB

This 4 bedroom detached villa, takes full account of what family life truly entails and provides for its needs. Great internal space, front and rear gardens, a driveway and garage, all wrapped up in a perfect postcode with excellent school catchment.



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A bright comfortable home, a short distance from Scotland's capital

"We've enjoyed many special family occasions in our bright and warm home, and love daily walks to Cramond beach and surrounding woodland"

- Driveway and garage
- Modern dining kitchen
- Excellent school catchment
- Secluded garden
- 4 Double Bedrooms
- Large picture frame windows
- Sought-after neighbourhood
- Within walking distance of Cramond Beach

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**Cramond Avenue,
Edinburgh,
Midlothian, EH4 6NB**



Approx. Gross Internal Area
1387 Sq Ft - 128.85 Sq M
(Including Garage)
For identification only. Not to scale.
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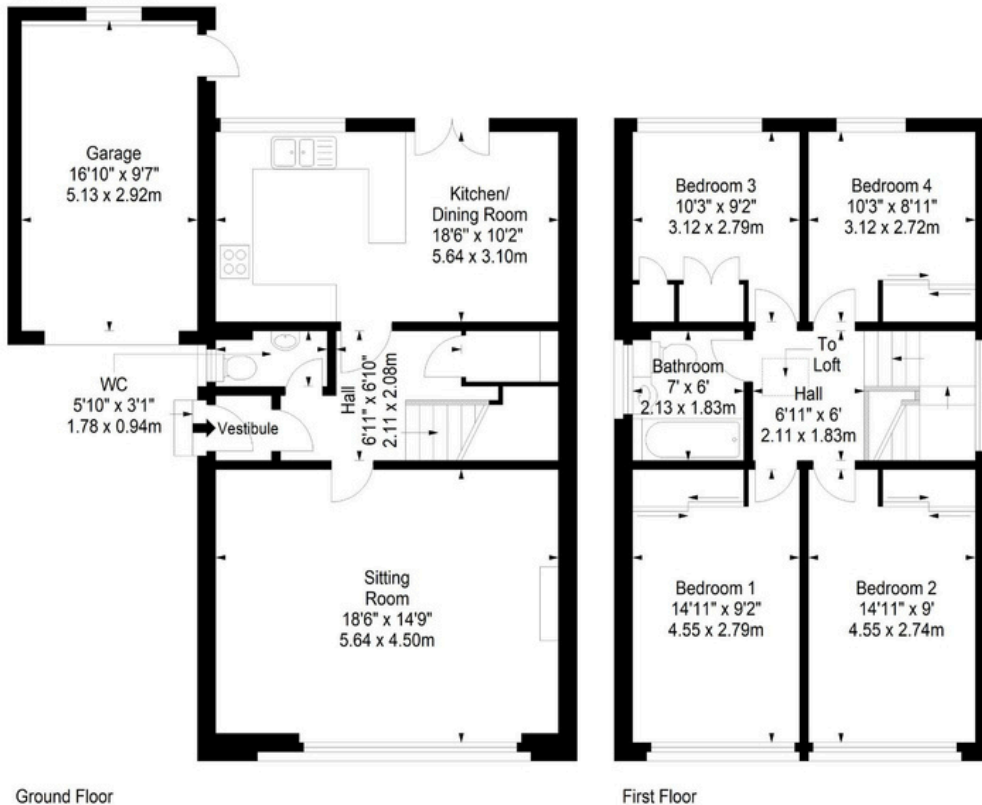


Illustration for identification purposes only, measurements are approximate, not to scale

**To arrange a viewing, call
+44(0)131 287 5500 or email us
at hello@niksenproperty.com**