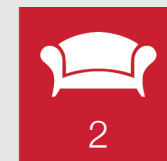




**Thorntons**   
The right way to move

## 22 Cramond Gardens,

Cramond, Edinburgh,  
EH4 6PU



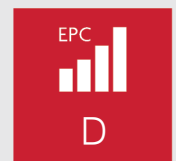
2



4



2



D





## Summary

With its sought-after seaside location in Cramond, this generous modernist (circa 1962) detached bungalow will appeal to a wealth of buyers. The sunny family home enjoys a large living room with double-aspect windows, a stylishly integrated kitchen open to a generous dining and family room with French doors to an elevated patio, and four double bedrooms - all with built-in storage. Completing the home is a handy utility room, a bathroom with a shower-over-bath, and a 4-piece shower room. Accessed via a Ramsey-ladder is a large, partially floored loft for excellent additional storage space. The property benefits from generous private gardens (76'x37'), a driveway, and a single garage. Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale.

## Features

- Detached bungalow in Cramond
- Desirable coastal suburb
- Bold modern interiors throughout
- Sunny dual-aspect living room
- Stylish open-plan kitchen/dining/family room
- Handy utility room
- Main bedroom with walk-in wardrobe
- Three more double bedrooms with wardrobes
- Modern bathroom with overhead shower
- 4-piece Shower room
- Private gardens, garage and driveway
- Gas central heating and double glazing
- Partially floored loft with access ladder





“The family home enjoys an open-plan modern kitchen, dining and family room with two sets of French doors to an elevated patio and the sunny enclosed rear garden.”











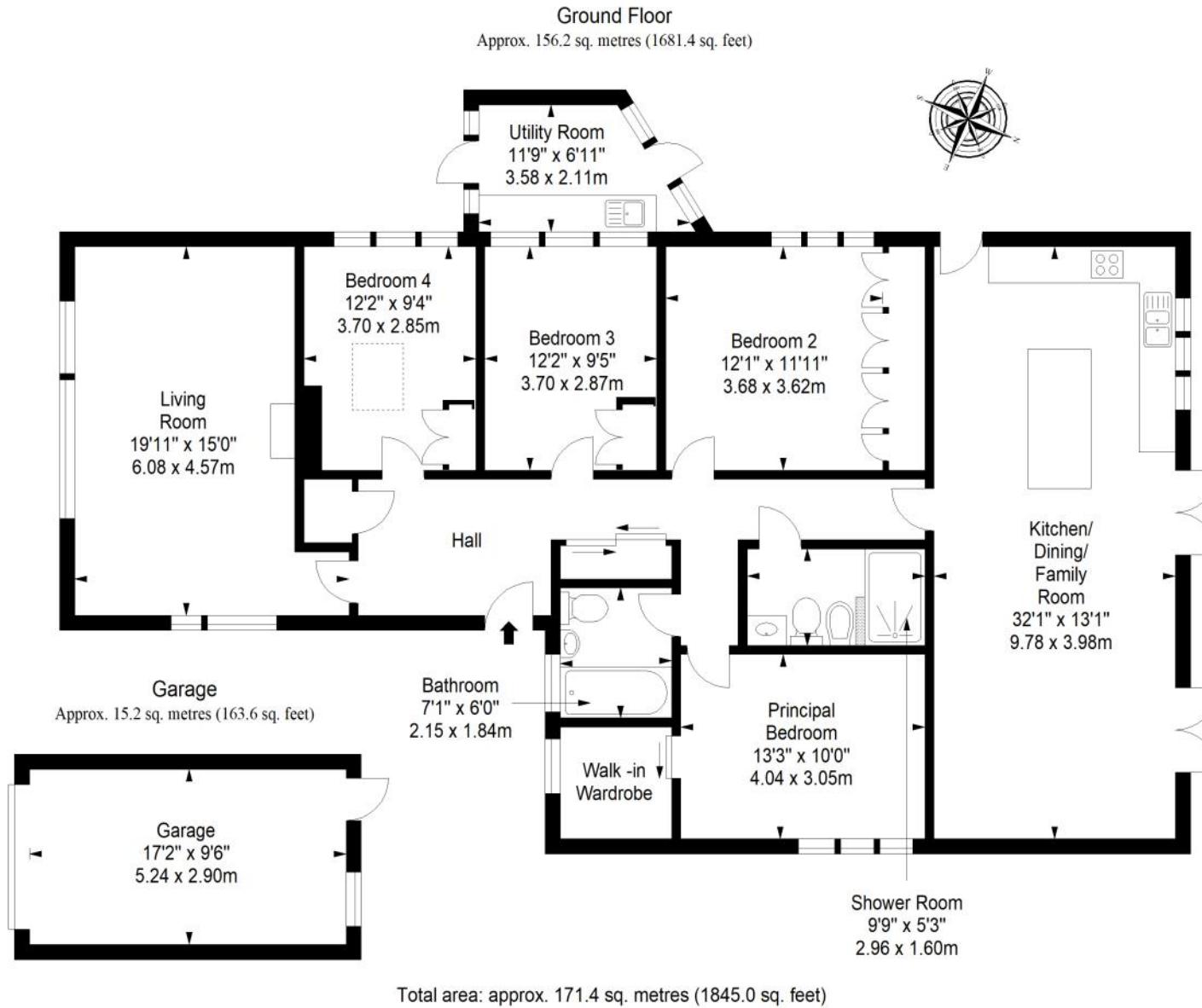
“The property is set within easy reach of excellent amenities, including supermarkets, schools, the beach, scenic outdoor spaces and bus links.”







# Floorplan





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