



3 The Glebe, Whitehouse Road

CRAMOND | EDINBURGH | EH4 6NW



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3 The Glebe is a stunning semi-detached villa that has undergone a complete transformation and upgrade to create a wonderful family home. Benefitting from a mansard roof giving maximum space upstairs, this is an extremely nicely presented property with versatile accommodation well-suited to modern living.

Ground Floor: Entrance vestibule and welcoming hall with under-stairs storage cupboard; bright south facing living room with bay window and wood burning stove; delightful kitchen fitted with a range of wall mounted and floor standing units, central island, integrated appliances and ample space for a table and chairs; utility cupboard with washing machine; double bedroom 4 with built-in-wardrobes and direct access to the garden, lending the room to a range of uses; contemporary shower room with a white three-piece suite comprising WC, wash hand basin and shower cubicle with deluge head shower.

First Floor: Principle double bedroom with built-in-wardrobes; double bedroom 2; double bedroom 3; modern family bathroom with a white three-piece suit comprising WC, wash hand basin and bath with deluge head shower over.

Gardens: To the front of the property is a pleasant south-facing garden with easy-care astro turf and decked seating. To the rear of the property is an enclosed garden laid to lawn with extensive decking areas for alfresco dining and a well-insulated garden office with power and light.

To the side of the property is a single garage with up-and-over door and driveway parking. There is further unrestricted parking in the surrounding streets.

All fixtures and fittings are included in the sale and are believed to be in working order. Integrated appliances include the gas hob, oven, fridge freezer and dishwasher, which together with the washing machine in the utility cupboard are all included in the sale.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,200 SQ FT / 111 SQ M
 GARAGE 120 SQ FT / 15 SQ M, SUMMER HOUSE 120 SQ FT / 11 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.

Location

The Glebe lies on the edge of the charming village of Cramond, approximately 4 miles to the west of the City Centre. A host of local amenities can be found within Cramond, as well as Davidsons Mains and Parkgrove. Cramond Beach and Promenade are easily accessible, offering an enjoyable stroll along the banks of the River Almond (tide depending), and pleasant walks through Dalmeny Estate lead all the way to the Hawes Inn in South Queensferry. Cramond also benefits from a number of cafes and galleries and Cramond Kirk plays host to a variety of very active clubs and societies. There are several local golf courses, including The Royal Burgess and Bruntsfield Links, within easy reach, and further leisure and recreational facilities include Gyle Park, David Lloyd and Drum Brae leisure centers. Additional shopping can also be found at the Gyle Shopping Centre and a Tesco Superstore is located in Corstorphine. Local schooling is well represented at both Primary; Cramond Primary School, and Secondary level; Royal High. Buses run regularly along Whitehouse Road to and from the city center and surrounding areas, and Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.