

Amulree, Gamekeepers Road
Edinburgh



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Land and property. Since 1885.

An elegant detached stone-built 1930's period villa offering beautifully presented living spaces and a picturesque wraparound garden, situated in a sought-after popular residential location.

Amulree is an exceptional period residence, exuding character through its striking stone elevations and traditional architectural detailing, while offering a bright and modern interior.

The accommodation opens with a traditional vestibule leading into a welcoming reception hallway with rich wood flooring. The centrepiece of the ground floor is the expansive living and dining room, featuring a handsome feature fireplace and a spectacular curved bay window overlooking the gardens. For further reception space, a separate family room provides a cosy retreat with garden views currently used as a versatile additional ground floor bedroom.

The contemporary kitchen and breakfast room is well-appointed with sleek cabinetry, modern integrated appliances, and a central dining area, complemented by an adjoining utility room. A versatile study, which could also serve as a fifth bedroom, a shower room and a stylish cloakroom complete the ground floor.

On the first floor, the spacious principal bedroom benefits from a luxurious en suite bathroom with a separate walk-in shower and twin washbasins. There are three further well-proportioned double bedrooms, including one with a large feature bay window and direct access to a stone-balustraded balcony. A modern, fully tiled family bathroom serves the remaining bedrooms.

The property is set within beautifully landscaped grounds, enclosed by mature hedging and stone walls to provide a high degree of privacy. A gated entrance opens onto a long cobbled driveway providing ample parking and access to a substantial tandem garage.



The rear garden is a true sanctuary, featuring a manicured lawn framed by acers, rhododendrons, and flowering perennial borders. Extensive stone paving creates multiple seating areas and a dedicated terrace for a hot tub, while a summer house is discreetly positioned at the foot of the garden.

Location

The property is situated in a highly sought-after residential area in north-west Edinburgh, prized for its coastal village charm, abundance of green space, and excellent connectivity. Nestled between the River Almond and Cramond Beach, the area offers a unique blend of natural beauty and historic character, with nearby attractions including the 16th-century Lauriston Castle, its peaceful Kyoto Friendship Garden, and views across the Firth of Forth to Cramond Island. The surrounding area is also renowned for its prestigious golf courses, including The Bruntsfield Links Golfing Society and The Royal Burgess Golfing Society, recognised as the world's oldest golfing society.

The property is within easy reach of local amenities in Davidson's Mains and at Craighleith Retail Park, while Edinburgh city centre offers an extensive range of shopping, dining, and cultural facilities. Particularly popular with families, the area benefits from highly regarded schooling including Cramond Primary School and The Royal High School, alongside respected independent schools such as Cargilfield School, Mary Erskine School, and Stewart's Melville College. Excellent transport links are available via regular bus services into the city centre, with the City Bypass, M8, Edinburgh Airport, and the Forth bridges all easily accessible, providing convenient commuting across Edinburgh and the wider Central Belt.

Postcode region: EH4 6LS

General

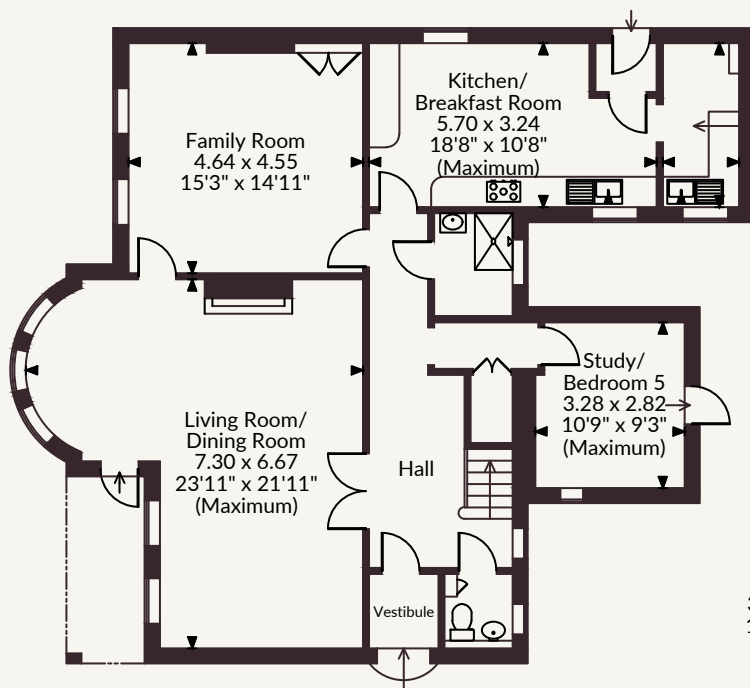
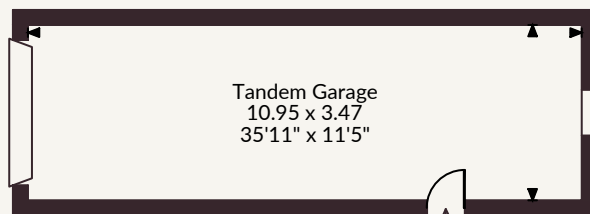
Local Authority: City of Edinburgh
Services: Mains gas, electricity, water and drainage
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



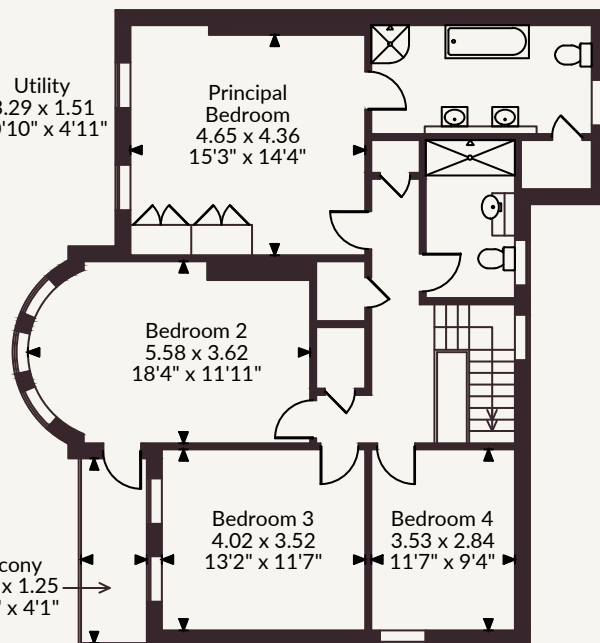
2,316 sq ft (215 sq m)
Circular feature bay window
Spacious and private plot
Large driveway & garage
Convenient access to schools
Freehold | City

Guide price £1,300,000

Amulree, Gamekeeper's Road, Cramond
 Main House internal area 2,316 sq ft (215 sq m)
 Tandem Garage internal area 409 sq ft (38 sq m)
 Total internal area 2,725 sq ft (253 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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