



CRAMOND TOWER

Cramond Tower, Kirk Cramond, Edinburgh, EH4 6HZ

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4 BEDROOMS



3 LIVING SPACES



3 BATHROOMS



CRAMOND TOWER

SUMMARY

Cramond Tower is a historically significant and highly distinctive property located in the heart of Kirk Cramond, Edinburgh. Originally a medieval tower house, the property has been thoughtfully extended and adapted into a unique and atmospheric family home. Spanning approximately 3,500 square feet over five levels, this remarkable residence blends the charm and character of ancient architecture with the practicality and comfort of modern living.



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TOWER



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KEY FEATURES

A rare example of a restored historic tower house with modern residential extension

Situated in the desirable and historic Kirk Cramond area

Flexible accommodation arranged over five floors

Partial views towards Edinburgh and the Firth of Forth

Extensive private off-road parking

Exceptional period features throughout, including exposed stonework, deep-set windows, and original architectural detailing

Tranquil semi-rural setting, yet minutes from the city

Outstanding access to local amenities, top-rated schools, the city centre, and Edinburgh Airport







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DESCRIPTION

Cramond Tower offers a once-in-a-generation opportunity to own a landmark property steeped in heritage. Set discreetly back from the road, this former defensive tower now serves as a warm and inviting home, retaining countless period details while offering the space and facilities required for contemporary family life.

The tower element provides an atmospheric and beautifully preserved historic core, with stone spiral staircases, thick walls, and elevated views, while the later extension creates generous living spaces filled with natural light. The result is a home of remarkable character, combining authenticity with functionality.

Outside, the property enjoys extensive private parking and a secluded setting that feels almost rural - yet with all the convenience of urban living. Located just a short walk from the banks of the River Almond and the picturesque Cramond waterfront, the Tower also benefits from quick access to Edinburgh's thriving city centre, a range of outstanding schools, and excellent transport links including the city bypass and airport.

FLOOR PLANS

APPROX GROSS INTERNAL AREA

2697 ft² | 250.55 m²

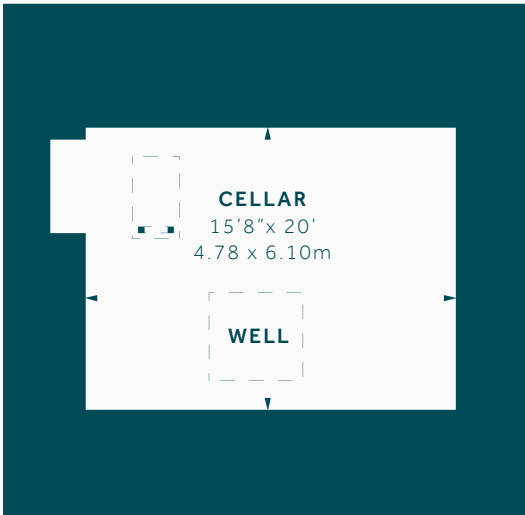
For illustrative purposes only, Not to scale.

CELLAR

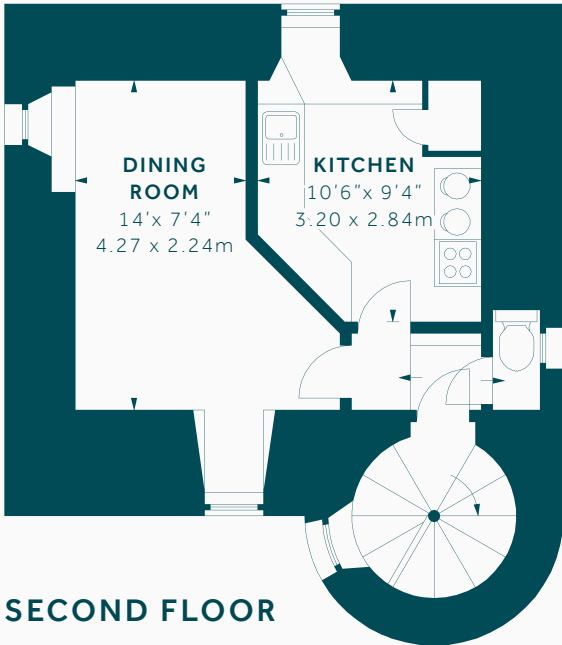
195 ft² | 18.12 m²



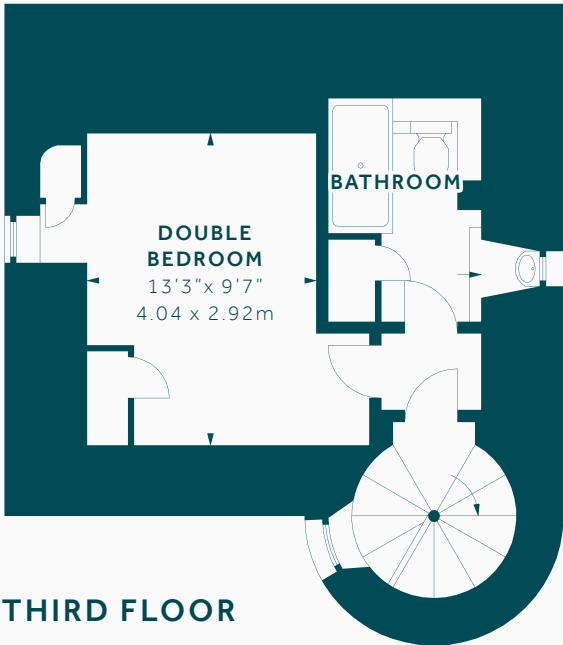
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LOWER GROUND FLOOR



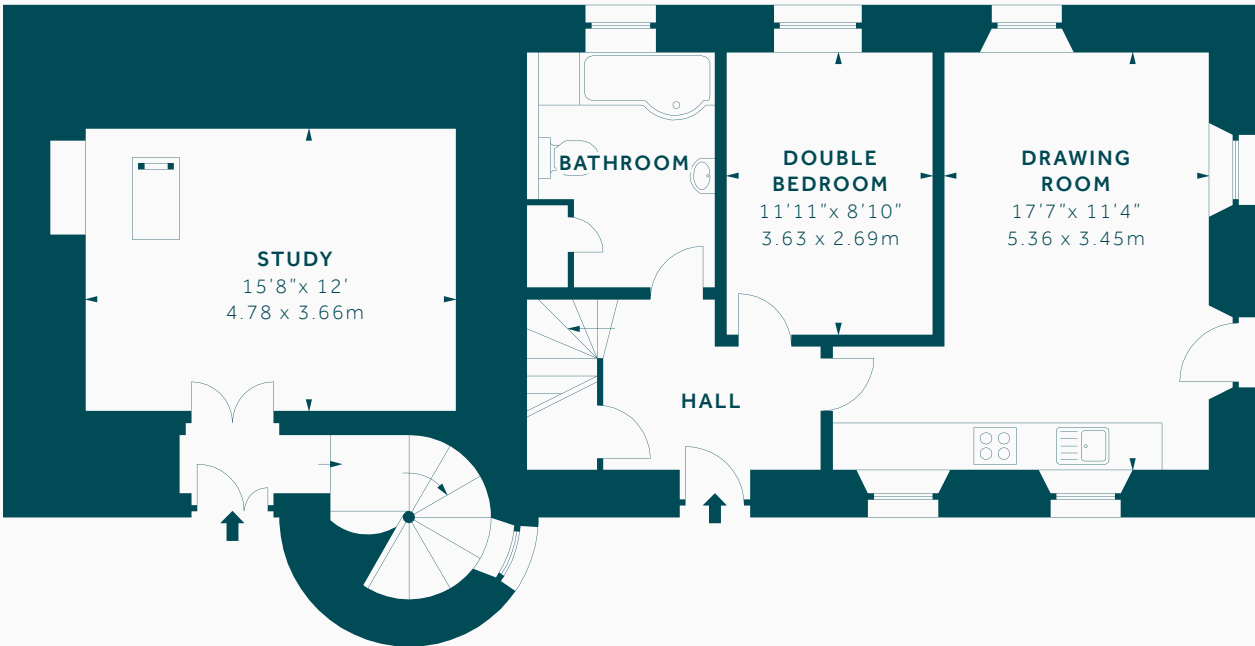
SECOND FLOOR



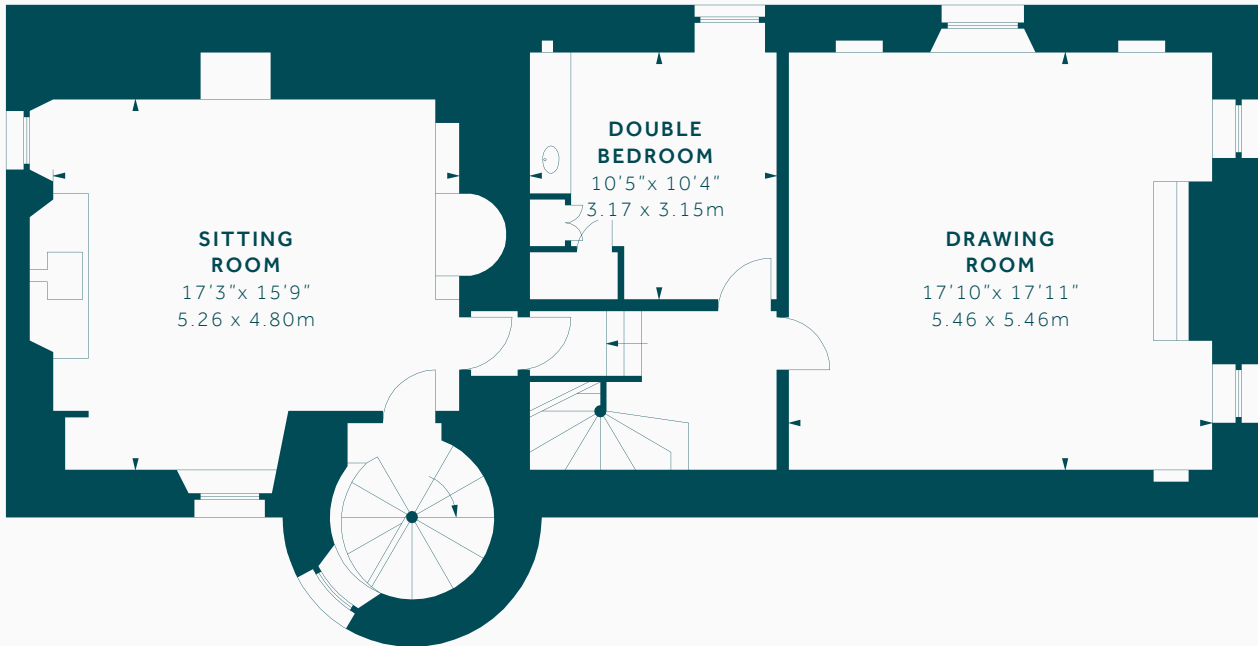
THIRD FLOOR



FOURTH FLOOR



GROUND FLOOR



FIRST FLOOR



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**CRAMOND PRIMARY
SCHOOL**

CRAMOND

**ROYAL HIGH
SCHOOL**

GRANTON

LEITH

**EDINBURGH
AIRPORT**

City of Edinburgh Bypass

LOCATION

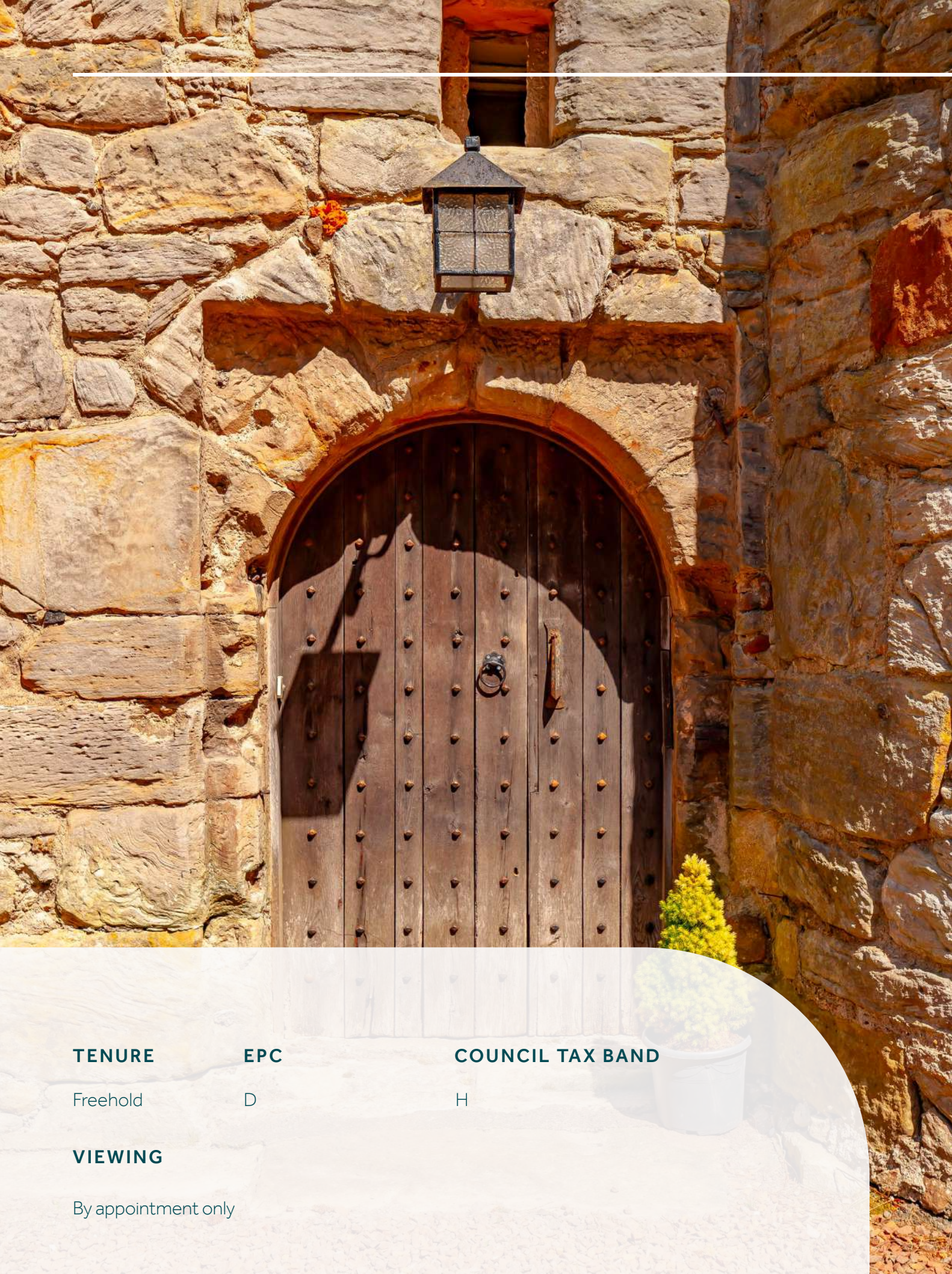
Tucked away on the tranquil northwestern edge of Edinburgh, where the River Almond flows into the Firth of Forth, Cramond offers a rare combination of historic charm, natural beauty, and effortless access to the city. With its rich heritage, scenic coastal walks, and village-like atmosphere, Cramond is one of the capital's most desirable and distinctive residential areas.

Steeped in history dating back to Roman times, the heart of Cramond is characterised by cobbled lanes, period cottages, and the iconic Kirk Cramond. The tidal causeway to Cramond Island adds a unique sense of coastal adventure, while the riverside and foreshore walks provide a peaceful escape just moments from your front door.

This sought-after neighbourhood is ideal for families and professionals alike. It falls within the catchment for excellent local schools, including the highly regarded Cramond Primary and Royal High School, with a number of top-performing independent schools also nearby.

Despite its peaceful, semi-rural setting, Cramond is perfectly connected. The city centre is less than 20 minutes away, while Edinburgh Airport and the city bypass are easily accessible, placing both international travel and Scotland's wider road network within quick reach.

Whether you're looking for a serene retreat steeped in history or a base with outstanding lifestyle and connectivity, Cramond delivers a unique blend of countryside calm and urban convenience - a true hidden gem in the capital.



CRAMOND TOWER



TENURE

Freehold

EPC

D

COUNCIL TAX BAND

H

VIEWING

By appointment only



CRAMOND TOWER

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