



Flat 2, 3 Avenel
Cramond, EH4 6GX

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

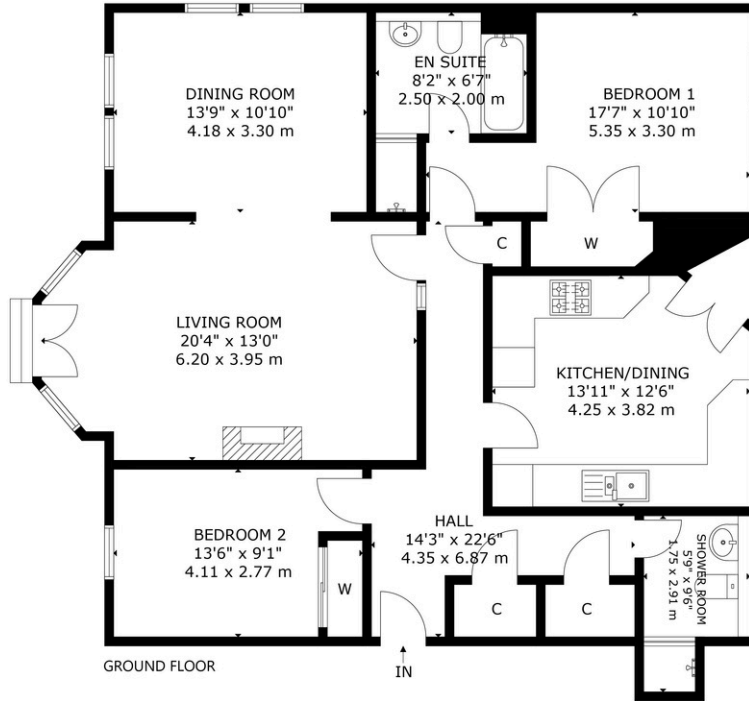
- Living Room
- Dining Room
- Kitchen/Dining Room
- Two Double Bedrooms (One En-Suite)
- Shower Room
- Private Front Garden & Shared Rear Garden
- Lift
- Residents' Parking
- Double Glazing & GCH
- EPC Rating – C



This lovely and generously proportioned ground floor apartment is quietly positioned in a small select development in a prestigious location in Cramond, north Edinburgh. The property is conveniently located for access to local amenities, public transport links and highly regarded schooling. The accommodation comprises; welcoming entrance hallway with good storage, attractive, south-facing living room with French doors opening to private garden, dining room, stylish dining kitchen with French doors, large principal bedroom with built-in walk-in wardrobes and en-suite bathroom with separate shower enclosure, further double bedroom with built-in wardrobes and shower room. There is a private garden to front and neatly landscaped shared garden grounds and residents parking. The property is fully double glazed and has gas central heating. The development benefits from secure entry phone and lift and stair access to all floors. Included in the sale are the fitted carpets and floor coverings, curtains/blinds, oven, hob, hood, integrated microwave, fridge-freezer, washing machine, dishwasher and all lightshades/light fittings. All included appliances are sold as seen with no warranty provided. Most of the furnishings are available by separate negotiation.







FLAT 2, 3 AVENEL, EDINBURGH, EH4 6GX
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,191 SQ FT / 111 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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