

13 FAIR-A-FAR COTTAGES

CRAMOND, EDINBURGH, EH4 6PQ

CURRAN & CO
PROPERTY



13 FAIR-A-FAR COTTAGES

CRAMOND, EDINBURGH, EH4 6PQ

OFFERS OVER £245,000



'Located within the idyllic Cramond Conservation Area, the property boasts beautiful rural views and is well-positioned to take advantage of Cramond's excellent local amenities'

- Charming Stone-built Upper Cottage
- Living / Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Shower Room
- Renovated to High Standard Throughout
- Beautiful Views
- Private Front Garden & Shared Drying Green



Description

13 Fair-A-Far Cottages is a charming upper end terrace cottage which has been meticulously renovated to an exceptionally high standard throughout. Located within the idyllic Cramond Conservation Area, the property boasts beautiful rural views and is well-positioned to take advantage of Cramond's excellent local amenities, including Cramond Beach and Island which are within easy walking distance.

The accommodation comprises: external stair to 1st floor porch area with useful utility cupboard housing the boiler and washing machine; entrance hall; spacious living/dining room with fitted shelving, window seat and under-stair storage cupboard; modern, well-equipped kitchen with base and wall-mounted units, tiled

splashback, integrated oven, induction hob, extractor hood, fridge/freezer and dishwasher; double bedroom 2 with shelved alcove and storage fitted beneath the windowsill; stair to upper landing with access to eaves storage space; double bedroom 1 with Dormer windows showcasing the stunning view; and contemporary shower room with glass, walk-in sized shower enclosure, Velux window, sink unit with storage and heated chrome towel rail. Further benefits of this property include recently installed sash & case windows fitted with double glazing, and gas central heating.

Externally there is a private front garden laid to lawn with under-stair cupboard, and shared drying green. Ample unrestricted on-street parking is available on surrounding streets.

Extras

Extras to be included are all carpets and floorcoverings, curtains and blinds, kitchen appliances and the freestanding washing machine.

EPC Rating

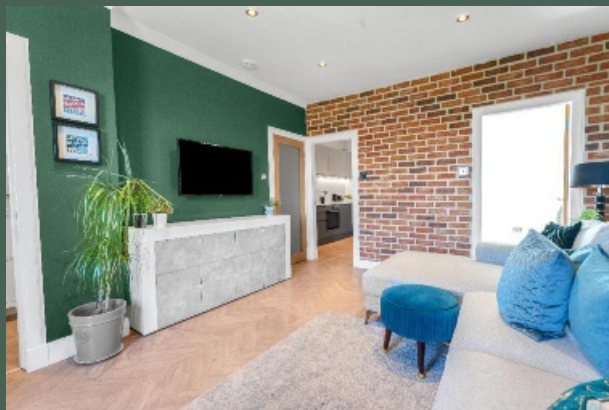
The energy efficiency rating of this property is band D.

Council Tax

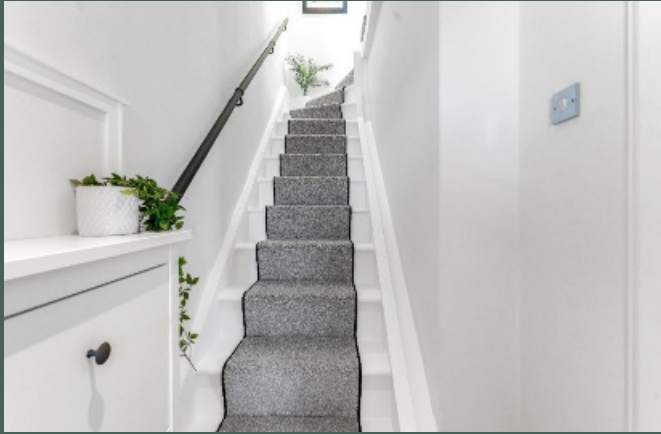
This property is subject to council tax band C.

Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.







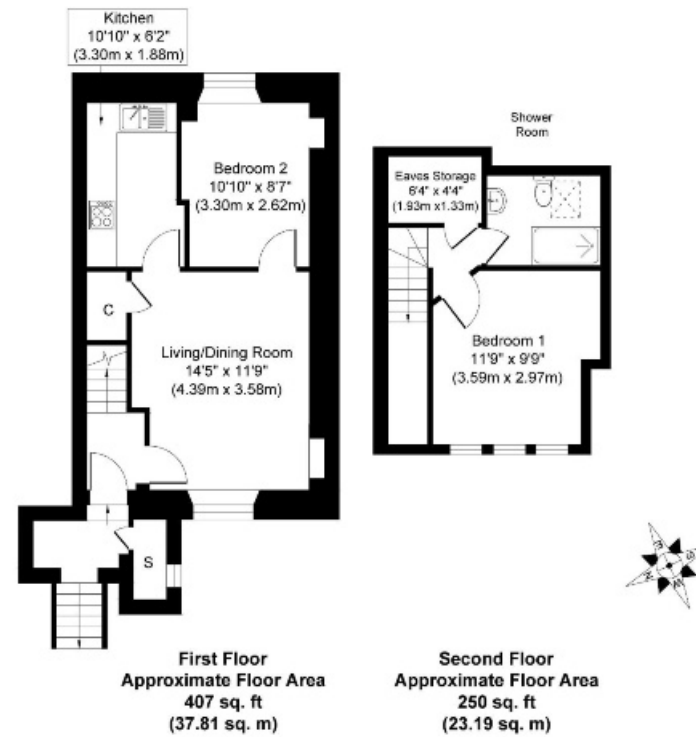
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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.