











Offers Over

£160,000

6L Fair A Far

Cramond | Edinburgh | EH4 6QE

This third floor flat with lift and stair access forms part of an established courtyard development within the heart of the prime residential area of Cramond. The property would undoubtedly appeal to first time buyers, professionals or those looking to down size.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Lift & Stair Access
-  Allocated Carport and Residents Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation which has been upgraded to a very high standard by the present owner, in brief comprises; lift and stair access, welcoming hallway with useful storage, light and airy dual aspect reception room, stylish fitted kitchen with appliances, spacious double bedroom with fitted wardrobes and contemporary shower room. Further benefits include electric heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer, washing machine and dishwasher. Other items of furniture can be made available by separate negotiations.

Gardens, Parking & Factor

The well maintained landscaped communal grounds are mainly laid out to grass with attractive well stocked borders. There is residential parking within the grounds together with allocated carport, secure external storage room and drying area. The development is managed by James Gibb for a monthly fee of approx. £52.

Viewing

By appointment through Neilsons 0131 625 2222.





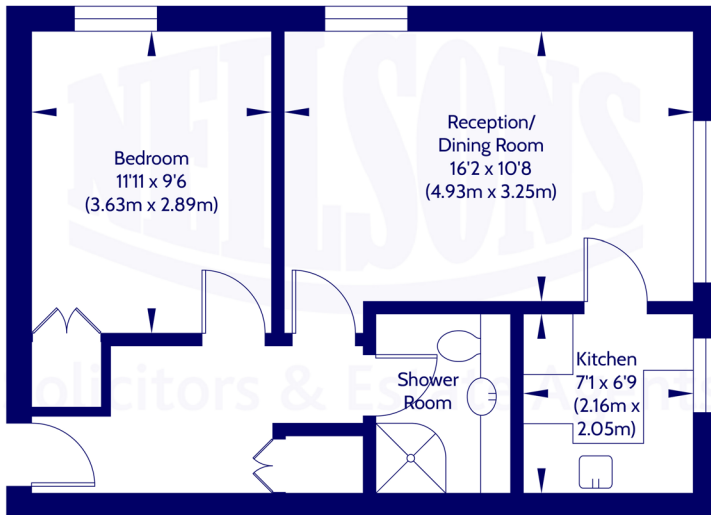
Location

Situated in the much sought-after area of Cramond, the private Fair A Far estate sits adjacent to the tranquil riverbank of the River Almond with a woodland backdrop near to the Fair A Far Mill ruins and waterfall. Nearby access to the River Almond Walkway provides peaceful walks along the riverside with Cramond beach, harbour and promenade also close by. The property is located a short walk from Cramond Primary school and is also ideally placed for excellent local nurseries, as well as The Royal High Secondary School. Daily shopping needs are met by local retailers in Barnton and Davidsons Mains together with larger supermarkets close at hand including Morrisons, Sainsburys and Marks and Spencers at the Gyle Shopping Centre. Located on the North West of the City, Cramond is well served with easy access to the road network with the city bypass within easy reach linking the main Scottish motorway network and Edinburgh International Airport. The City Centre and surrounding areas are easily accessible by means of excellent frequent public transport. Local attractions, leisure and recreational facilities include the beautifully tranquil River Almond, Cramond Village and Harbour, the Roman Fort, and walks along the southern shore of the Forth. Many golf courses, water sports and yacht clubs are available within the area.



Approx. Gross Internal Floor Area 44.29 Sq M / 477 Sq Ft.

Second Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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