









Solicitors & Estate Agents



40C Cramond Vale

Cramond | Edinburgh | EH4 6RB

This immaculate, truly stunning ground floor flat with private terrace offering a leafy secluded outlook and lock-up garage, is pleasantly positioned within beautifully maintained communal garden grounds within an established residential development in the sought after district of Cramond close to fantastic commuting links and amenities.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private terrace
-  EPC rating – D
-  Council tax band - E



Description

The attractive accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage, generously proportioned and bright lounge/dining with patio doors to private terrace offering a high degree of privacy, contemporary fitted kitchen with integrated appliances, light and airy principal bedroom, second generous sized double bedroom and stunning bathroom with bath and separate shower enclosure. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated dishwasher, integrated washing machine, integrated fridge/freezer and integrated oven/hob.

Gardens, Parking & Factors

The property is set within beautifully maintained communal garden grounds and residents parking can be found to the front of the block. A single lock-up garage can also be found within the development. A factoring fee is payable to Charles White of approximately £79 per month and includes buildings insurance, the upkeep of the communal areas and stair cleaning.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

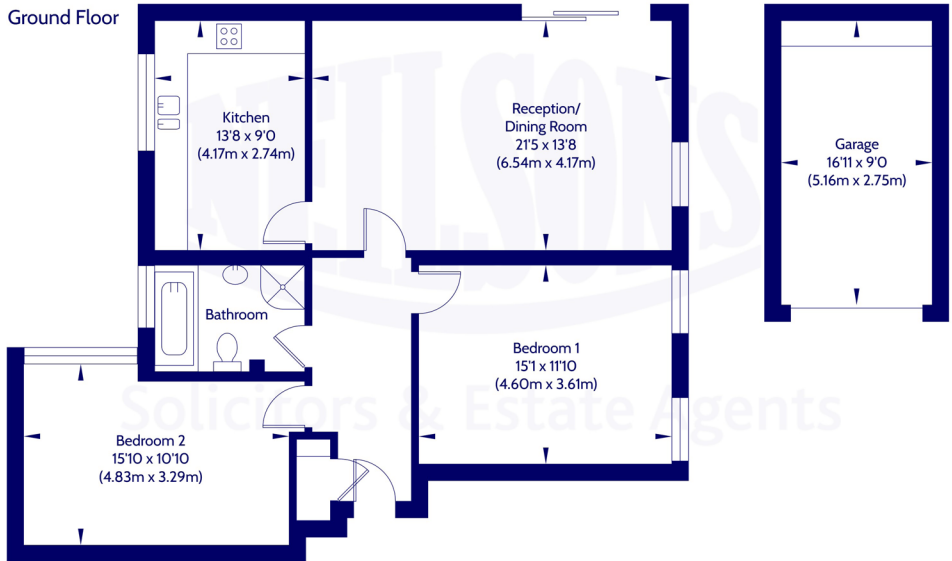
Located in the much sought-after area of Cramond the property is ideally placed for excellent local amenities and commuting links. Daily shopping needs are met by local retailers in Barnton and Davidsons Mains together with larger supermarkets close at hand including Morrisons, Sainsburys and Marks and Spencer's at the Gyle Shopping Centre. Located on the North West of the City, Cramond is well served with easy access to the road networks heading West to Glasgow and North to the Queensferry Crossing. The City Centre and surrounding areas are easily accessible by means of excellent frequent public transport at hand linking the main Scottish motorway network and Edinburgh International Airport. 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 also on offer in this attractive ever popular area. Excellent schooling can also be found within the immediate vicinity from nursery to school level.





Approx. Gross Internal Floor Area 88.86 Sq M / 956 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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