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Offers Over

**£315,000**

## 40B Cramond Vale

Cramond | Edinburgh | EH4 6RB

This generously proportioned and attractive ground floor flat with private terrace offering a beautiful, secluded outlook across the communal garden grounds and lock-up garage, is quietly located within a popular established residential development in the ever-popular district of Cramond close to fantastic commuting links, schooling and local amenities on your doorstep.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private terrace
-  EPC rating – C
-  Council tax band - E



## Description

The immaculate accommodation in brief comprises; secure entry system, welcoming entrance hallway with built-in storage cupboard, fantastic sized lounge/dining with patio doors to private terrace offering a secluded setting overlooking the leafy communal garden grounds, modern fitted kitchen with ample space for dining table/chairs, light and airy principal bedroom with fitted wardrobes and contemporary en-suite bathroom with three-piece suite and shower over bath, two further well proportioned bedrooms with fitted storage and attractive shower room. 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 appliances in the kitchen.

## Gardens, Garage & Factors

The property is set within 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 £95 per month and includes buildings insurance, the upkeep of the communal areas and stair cleaning.

## Viewing

By appointment through Neilsons (0131 625 2222).





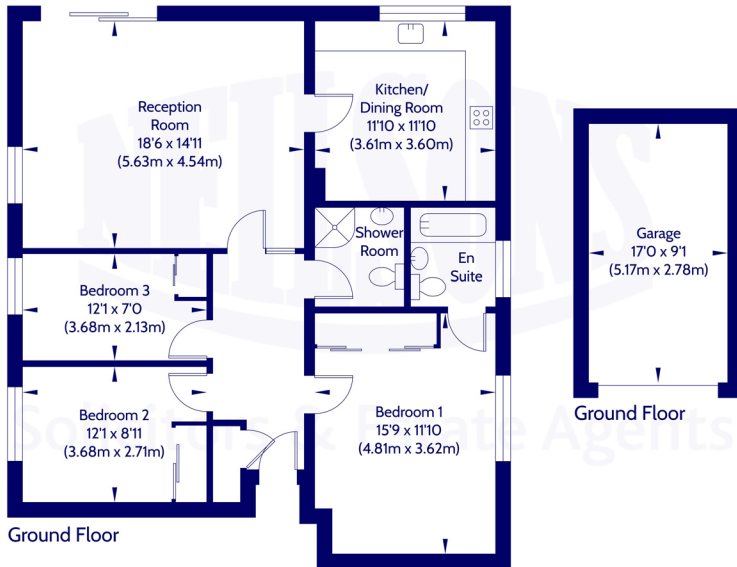
## Location

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 93.33 Sq M / 1005 Sq Ft.



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.



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