



Solicitors & Estate Agents



Offers Over

£249,995

7 Caddells Row

Cramond | Edinburgh | EH4 6HY

A fantastic opportunity has arisen to purchase this impressive, truly stunning duplex flat, enjoying a peaceful and enviable position on the banks of the River Almond, located within the picturesque village of Cramond. The property is within easy reach of good amenities and a short drive to the City Centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Private Rear Garden
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful under stair office area, light and airy twin windowed reception room with wood burner, modern stylish fitted kitchen with all new appliances, and fully tiled bathroom with three-piece suite and shower over bath. Leading to the upper floor you will find a large storage cupboard and spacious double bedroom with mirrored fitted wardrobes. Further benefits include gas central heating (new boiler installed in 2021) and double glazing.



Extras

All the fitted floor coverings will be included in the sale together with the gas hob, full-size smart microwave oven with air fryer, fridge/freezer and integrated washer/dryer.

Gardens & Parking

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of patio, creating the ideal environment to enjoy outside dining/relaxing. To the front lies well maintained communal garden grounds together with residents parking. The cost of maintaining the communal gardens is £100 per year.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

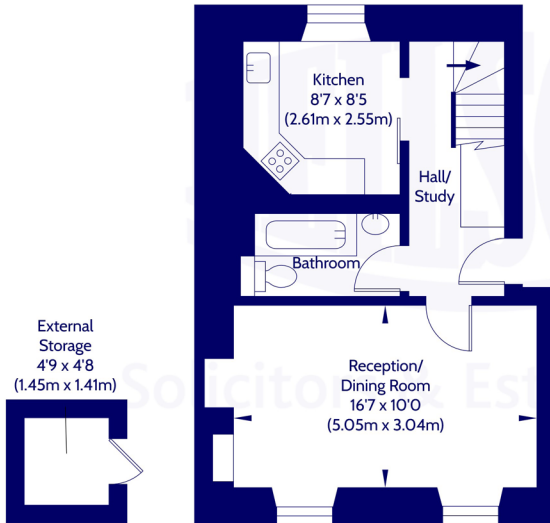
The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh City Centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping available in neighbouring Davidson's Mains or Barnton. A choice of supermarkets are available a short drive from the property, along with the Gyle Shopping Centre providing a good choice of high street named shops and stores. Frequent local bus services provide swift access to the city centre and surrounding areas and by car the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.



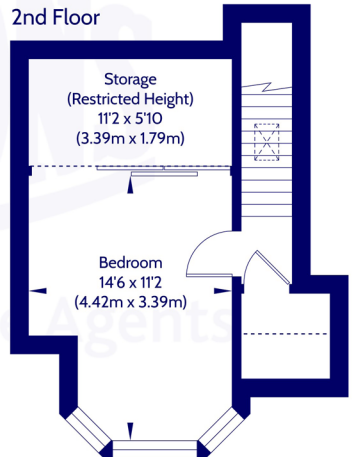


Approx. Gross Internal Floor Area 63 Sq M / 669 Sq Ft.

1st Floor



2nd Floor



Area excludes External Storage but includes Storage off Bedroom.
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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