





# Immaculate, and in true walk-in condition

## Two-bedroom, basement flat



This immaculate, two-bedroom, basement flat is situated in the sought-after Cramond area of Edinburgh, set in beautiful communal grounds with easy access to river walks leading as far as Cramond beach. In true walk-in condition, this flat is ideal for a first-time buyer or an investment opportunity. The accommodation consists of a communal stair, an entrance hall with generous storage, a lovely, light filled dining lounge with a bay window and beautiful views across the grounds, and a smart, modern, breakfasting kitchen, with a good range of fitted units, appliances, space for a table and chairs and a lovely outlook. The master bedroom has a leafy view and a walk-in wardrobe, also housing the new boiler. There is also a good-sized single bedroom, with large fitted wardrobes and a bathroom with nice tiling, a shower cabinet, vanity unit and heated towel rail. The well-kept communal grounds are vast and mainly laid to lawn, edged with mature trees and areas of attractive planting. There is also a car port.



## Key Features

- Communal stair
- Entrance hall
- Dining lounge
- Breakfasting kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- New boiler
- Communal grounds
- Car port

Factors are James Gibb - approx. £122 per month to include the maintenance of common areas, lift and buildings insurance and may fluctuate if additional work is required in the block





## Cramond

Cramond is a village and parish to the north-west of Edinburgh at the mouth of the River Almond where it enters the Firth of Forth. It is one of Edinburgh's most desirable residential suburbs, featuring an attractive village atmosphere, the beach, the harbour, and shoreline walks. There are local shopping and banking amenities on Whitehouse Road including a Scotmid and a range of smaller specialist shops. The neighbouring village of Davidsons Mains offers a Tesco Metro, chemist and post office. The property also lies within easy reach of Craighleith Retail Park, with Waitrose and Sainsburys close at hand or The Gyle shopping centre, which offers a choice of supermarkets and high street outlets. A wide variety of leisure facilities are at hand including walks by the River Almond to Cammo or to the foreshore at Cramond and the Royal Burgess and Bruntsfield golf courses. The city centre is within easy commuting distance by car or alternatively there is a public transport service into the city and surrounding locales. There is good access to the main commuting links including the M9/M8, Queensferry Crossing and Edinburgh International Airport.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, dishwasher, microwave are included in the sale (no warranties given). Some furniture is available if required. The washing machine is not included in the sale.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

D

## Home Report Valuation

£200,000

## EPC Rating

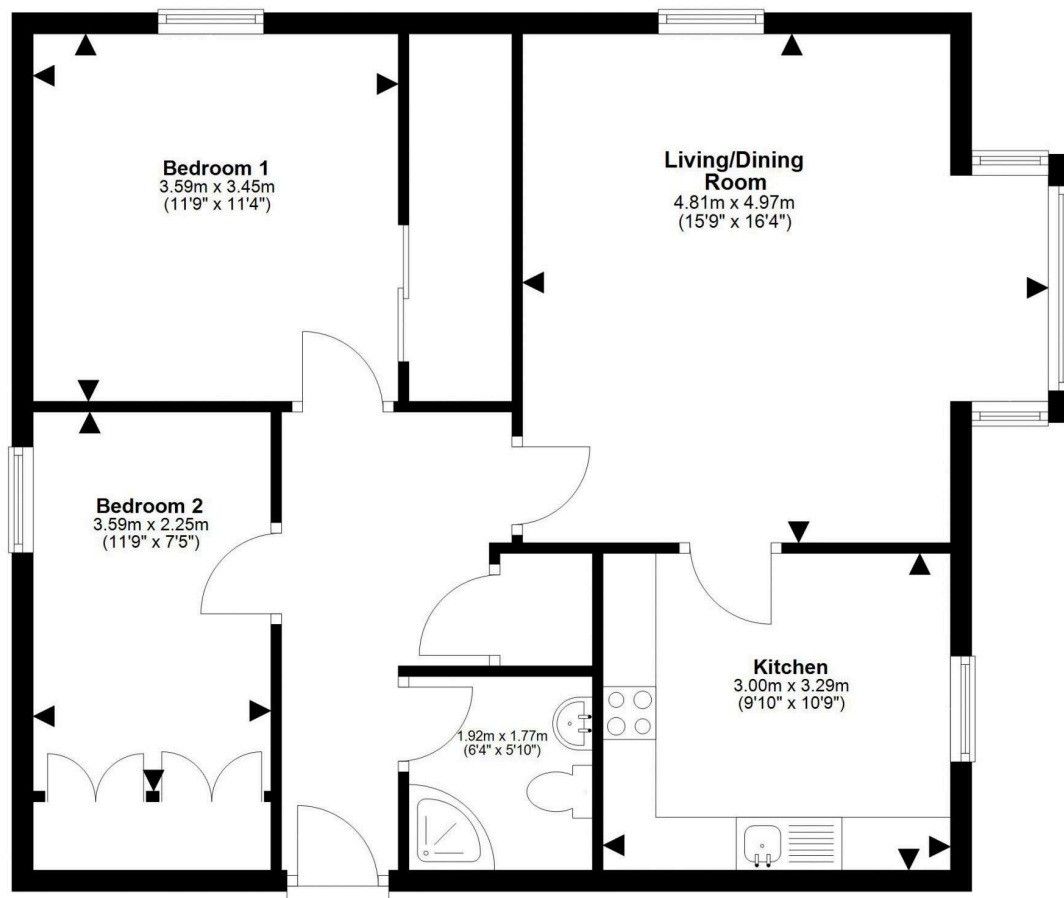
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## Tenure

Freehold







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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