



Immaculate

Two-bedroom, first floor flat



This immaculate, two-bedroom, first floor flat has a fantastic location in the sought after Cramond area of Edinburgh. Set in beautifully kept communal grounds, edged with mature shrubs, perfect to enjoy good weather. There is a communal entrance stair, with a secure entry phone. The accommodation consists of a hallway, with generous storage, a lovely, bright lounge, with double aspect windows and a feature fireplace and a spacious dining kitchen, with a lovely open outlook, as far as the Fife coast and a good range of modern, white units, attractive worktop, appliances and plenty of space for a table and chairs. The master bedroom has a bay window, a pleasant leafy outlook, fitted wardrobe and an ensuite shower room, with a walk-in shower and smart tiling. There is a second double bedroom, with a triple fitted wardrobe and a family shower room, also with a walk-in shower and smart tiling. The development has residents parking and a shared bin store.



Key Features

- Communal stair
- Hall
- Lounge
- Dining kitchen
- Master bedroom with ensuite
- Double bedroom
- Shower room
- Gas central heating (Hive installed)
- Double glazing
- Communal garden
- Residents' parking
- Shared bin store

Factored by Trinity factors - approx. £1,426 per annum to include the maintenance of common areas and buildings insurance



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, blinds, light fittings, oven, microwave, hob, washing machine, fridge freezer and dishwasher are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£290,000

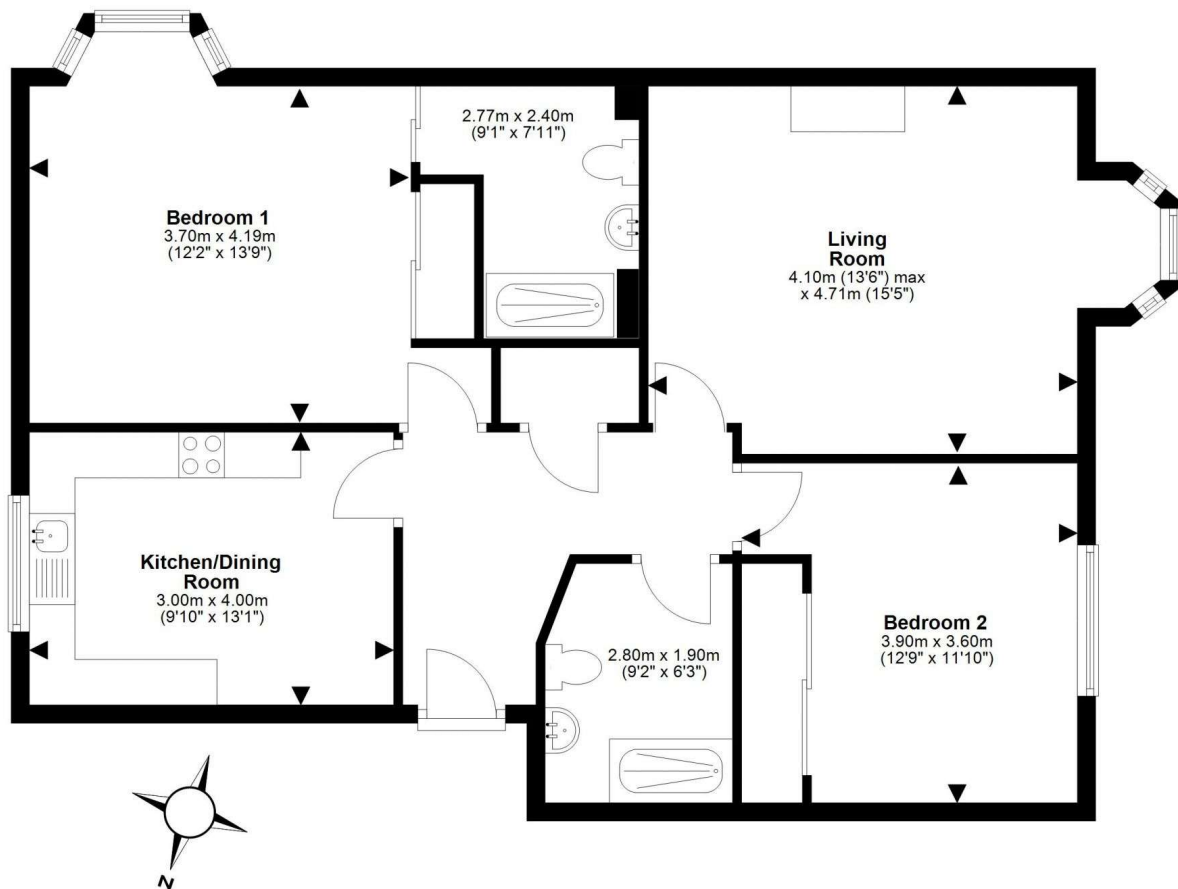
EPC Rating

B

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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