



24/6 Avon Road, Whitehouse Court
CRAMOND | EDINBURGH | EH4 6RD


warners
solicitors & estate agents



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Immaculately presented first floor gable end flat, forming part of a mature, well established modern development, set within delightful landscaped communal gardens and located within a much respected part of the city.

This beautifully light and spacious flat is offered to the market in excellent condition. All front facing rooms enjoy a bright facing aspect, whilst all rear facing apartments boasts delightful leafy views. The light & spacious living room/dining room has the advantage of a sunny balcony and has been reconfigured by the current owner forming an additional public room which could be utilised as a separate dining room or third bedroom. The kitchen is stylish, modern and well-appointed and both bedrooms are comfortable doubles, one with integrated storage.

The property further benefits from a recently installed contemporary shower room and a separate modern bathroom which comes complete with a stylish three piece suite, shower over bath.

- Welcoming hallway with spacious utility cupboard
- Light & spacious living room/dining room with French doors to sunny balcony
- Third bedroom
- Well equipped modern Kitchen, integrated gas hob and electric oven
- Two double bedrooms, both with built-in wardrobes
- Contemporary shower room
- Bathroom with stylish three piece suite, shower over bath
- Gas central heating & double glazing
- Entry phone security system
- Lovely communal gardens
- Private covered car port

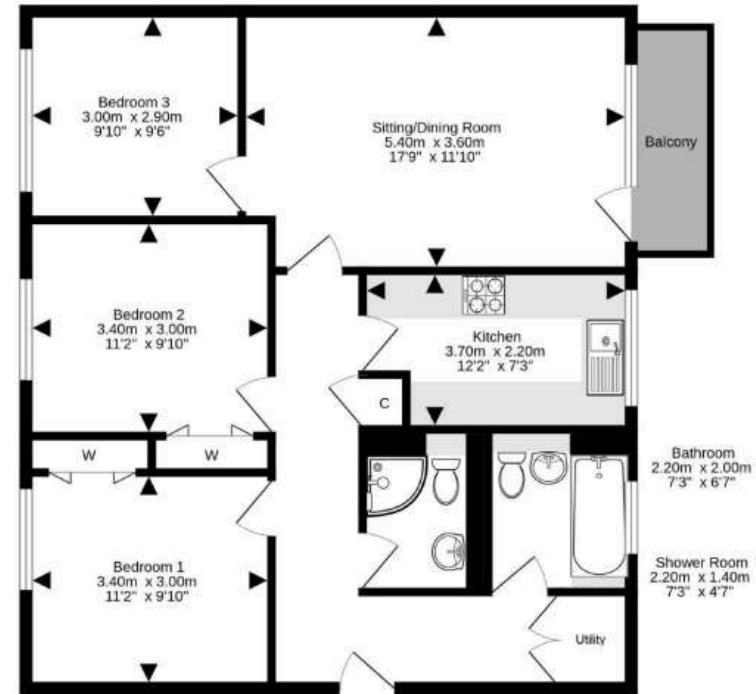
All fitted floor coverings & integrated white goods are included. EPC rating B

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.





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