



17 Fair-A-Far Cottages, Whitehouse Road
CRAMOND | EDINBURGH | EH4 6PQ


warners
solicitors & estate agents



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Stunning two bedroom double upper flat in true walk-in condition tucked away within the popular residential area of Cramond with excellent rural views. The area hosts a vast array of local amenities, along with the famous Cramond Beach and the River Almond woodland walk, which are both within walking distance. The City Centre is just a short twenty minute drive and there is also a well-established public transport system.

The accommodation is accessed via a stairway shared with the neighbouring property which meets the entrance hallway and the lower floor which homes the two well-proportioned bedrooms. The primary bedroom includes spacious built-in storage, this leads to the ensuite bathroom with shower over the bath. There is a further shower room on the same floor with shower and WC.

Upstairs the property benefits from a landing area that would make an ideal reception area/ study. The kitchen/living area is fitted with a gas hob, oven and fan. The living area has stunning views over the fields at the rear of the property. The property benefits from gas central heating and double glazing.

There is a shed that homes the boiler and washing machine/ tumble drier. Externally has a private garden with a patio and beds and a further shared garden.

- Beautifully presented two bedroom double upper flat
- Kitchen living area with modern fitted kitchen with appliances
- Gas central heating and double glazing
- Two bathrooms
- Ample storage
- Unrestricted parking
- Private garden
- Communal drying green within large communal shared garden

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



All shown curtains, integrated fridge, freezer and washing machine/tumble dryer will be included in the sale. EPC Rating C.

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 are located at Davidson's Mains, the Gyle and Craighleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores, as well as a convenient medical centre. Highly regarded schooling ranging from nursery through to secondary is within the vicinity includes Cramond Primary and The Royal High School along with 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 Home Report.
 This plan is for illustrative purposes only and should be used as such by a prospective buyer.