



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





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Beautifully presented two bedroom double upper flat with lovely rural views tucked away within the popular residential area of Cramond. The area hosts a vast array of local amenities, along with the famous Cramond Beach and the River Almond woodland walk, which are both a short distance away.

The area is serviced by a well-established public transport system as well as road links to the city centre, airport and M8 and M9. The well laid out accommodation is in true walk in condition throughout. The property opens to a small entrance hallway which gives access to the upper floor and living/dining/kitchen, and a spacious double bedroom with en-suite shower room completes this floor. The upper level boasts a further double bedroom with stunning views, and a bathroom with mains shower over bath and a handy box room. The property benefits from gas central heating and partial double glazing. Externally there is a handy utility cupboard directly at the front door, under-stair storage, private garden to the side and a further shared garden. There is also unrestricted on-street parking within the area.

- Living/dining kitchen area with modern fitted kitchen with appliances and stunning fireplace
- Double bedroom with en-suite shower room
- Further double bedroom on upper level
- Bathroom with mains shower over bath
- External utility room with window
- Gas central heating and partial double glazing
- Ample storage internally
- Externally, private side garden and shared rear garden with plum and pear trees.

Extras: all carpets, curtains, washing machine, fridge, freezer, cooker and bed frame will be included. EPC Rating Band C.

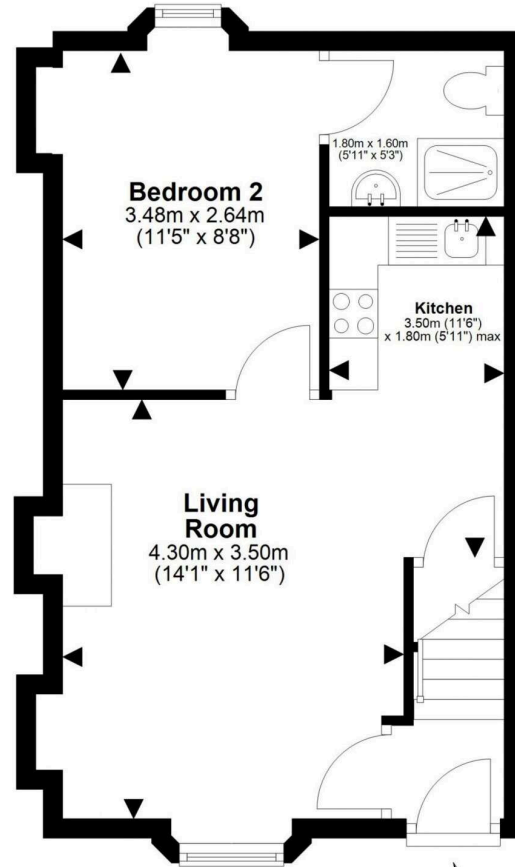
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



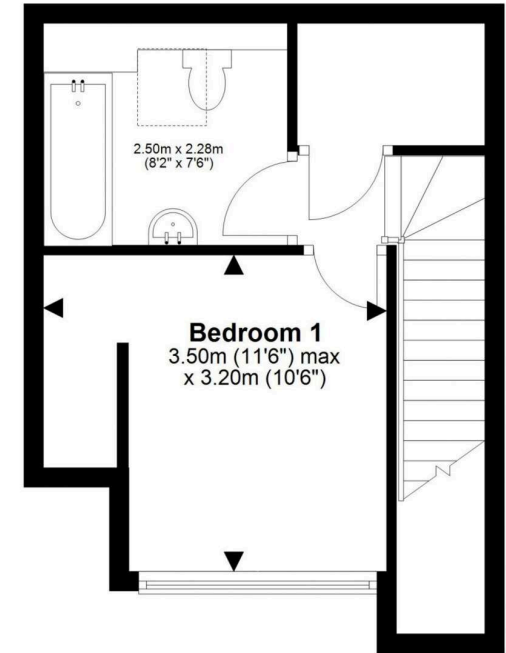
Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops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







**Ground Floor**



**First Floor**

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.  
Plan produced using PlanUp.