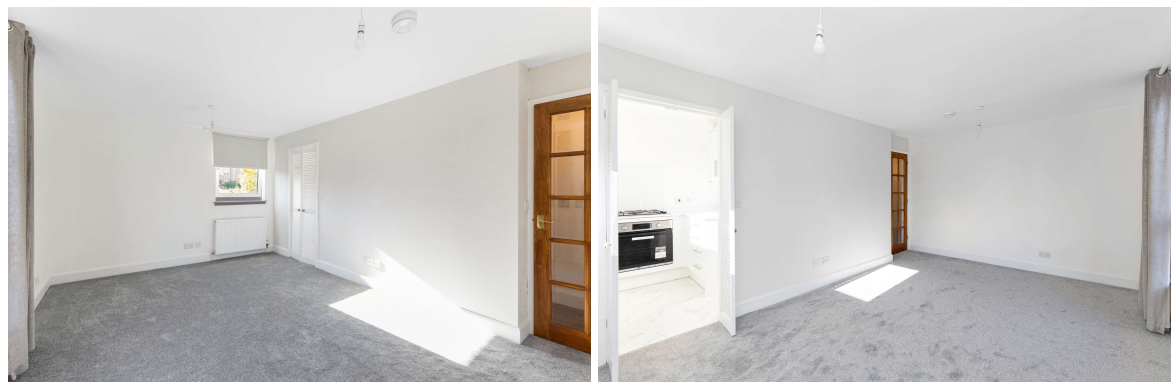




4N Fair-A-Far
CRAMOND | EDINBURGH | EH4 6QD

warners
solicitors & estate agents



4N Fair-A-Far

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Boasting a tranquil setting within beautifully landscaped shared gardens is this light, spacious and freshly presented second floor apartment with private carport space. With the scenic River Cramond Walk leading to Cramond beach nearby and great bus services running along Whitehouse Road, the property has the best of both worlds and you can easily access the main road networks, the airport, the Gyle Shopping complex and the Queensferry Crossing from here.

This is a generous sized starter flat boasting fabulous leafy views out across the sweeping lawns of the shared gardens. Presented to the market in great order after recent renovations, including full re-wiring, refitted kitchen offering a range of white units and fresh neutral tone decor, new boiler, carpets and flooring throughout and skirting in living room and hall. The flat is ready to move into., and early viewing is highly recommended.

- Entrance hall with deep store cupboard
- Dual aspect living/dining room
- Recently fitted kitchen
- Double bedroom with built-in wardrobe
- Bathroom/electric shower
- Double glazing
- Gas central heating
- Lift
- Allocated private carport space
- Storage cupboard in the basement
- Well stocked shared gardens
- Visitors parking
- Factored development

Energy Rating C, Council Tax Band C.

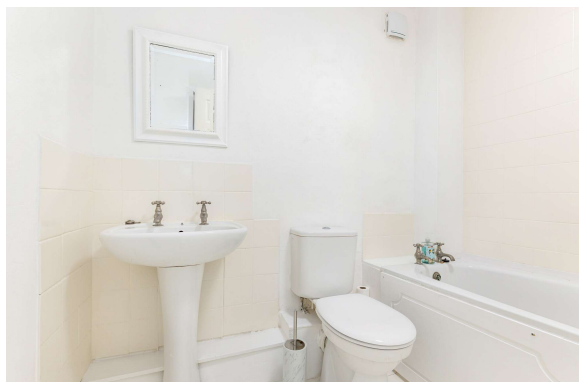
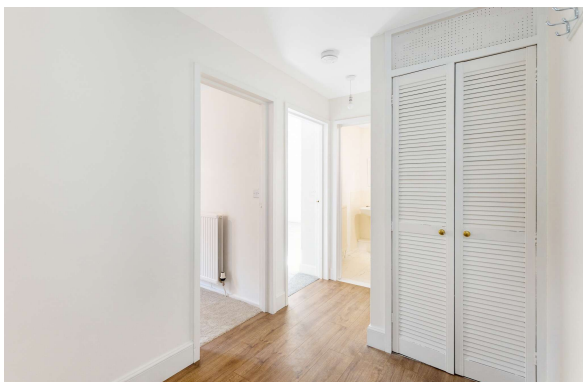
Factor fees payable to James Gibb and costs around £200-300 quarterly.

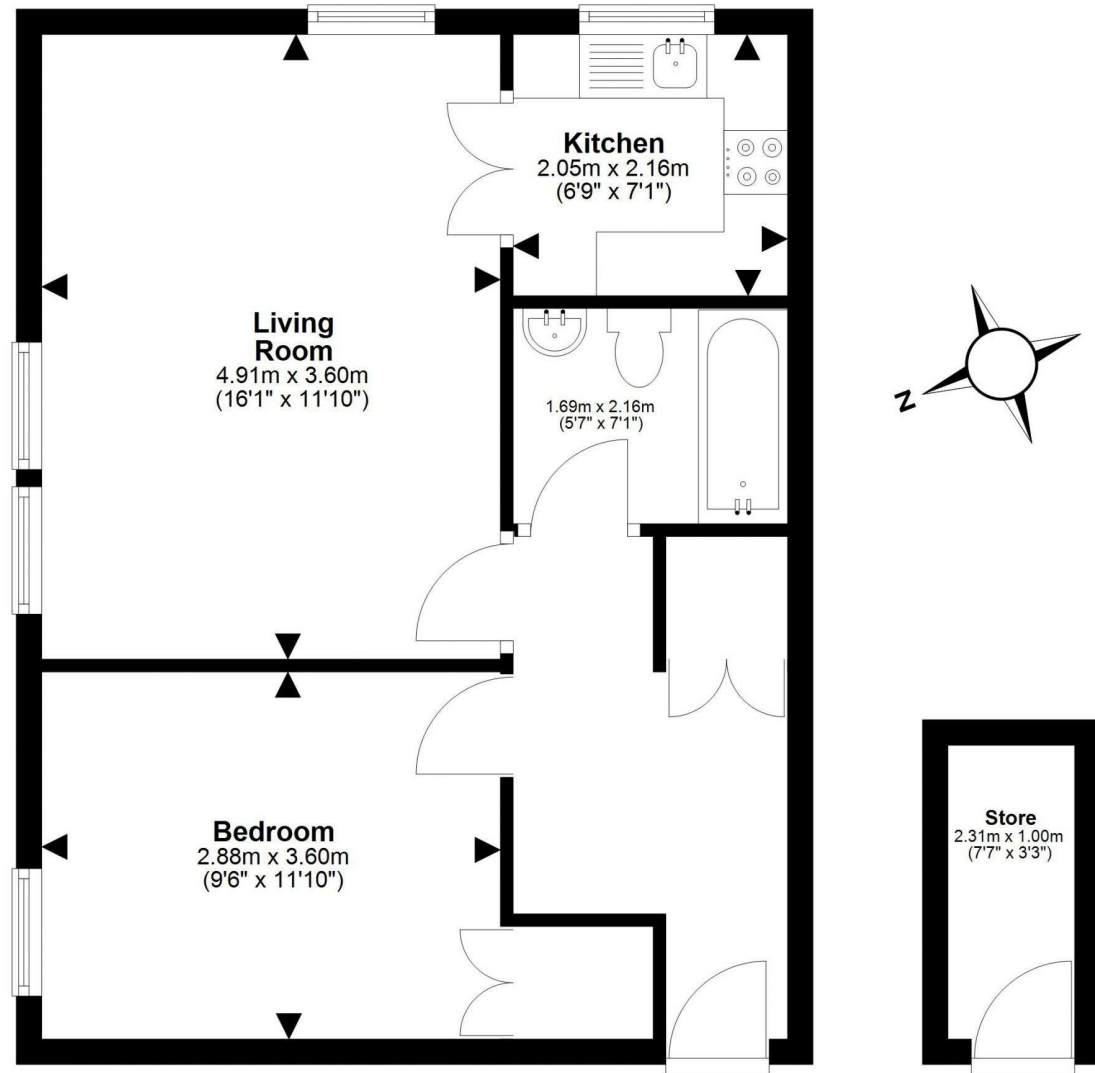
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property can be sold as seen with everything included in the sale.

Cramond is a charming village nestling on the southern shores of the Forth Estuary. Scenic walks can be enjoyed by the Harbour and along the beach and the walkways flanking the River Almond. Nearby golf courses include the Royal Burgess, Bruntsfield Links and Silverknowes. Neighbouring Barnton and Davidsons Mains provide shops and other facilities. The Gyle Centre has a great selection of shops whilst a large Sainsbury's Supermarket and other major stores are located at Craigmile Retail Park. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and the Queensferry Crossing. Edinburgh's City Centre is easily accessible via a regular bus service.





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.