



16/4 Cramond Road North
CRAMOND | EDINBURGH | EH4 6JE

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Beautifully presented first floor, three bedroom flat, in an attractive factored development and offering spacious and flexible accommodation. Boasting well kept mature gardens and ample unallocated residents parking, with further visitor parking also available, this lovely property will suit a variety of purchasers from families, professionals, to those looking to downsize within the area. Entered via a well-kept carpeted communal stair with secure entry phone system, the front door opens to a welcoming hallway with a handy box room. The spacious bow windowed living/dining room offers far-reaching views across the Firth of Forth. The modern kitchen, boasting the same outlook, is fitted with high gloss floor and wall units, integrated appliances and breakfasting bar. The principal bedroom benefits from fitted wardrobes and a 'hidden' en-suite shower room with electric shower unit and vanity cabinets. there are two further double bedrooms quietly situated to the rear, one with fitted wardrobes, and the accommodation is completed by a luxurious family bathroom with vanity sink unit, mains shower over bath, and feature lighting.

- Spacious first floor flat in factored development
- Beautifully presented
- Welcoming hallway with flexible box room
- Spacious and bright bow windowed living/dining room
- Modern breakfasting kitchen with integrated appliances
- Principal bedroom with fitted wardrobes and 'hidden' en-suite shower room
- Two further double bedrooms, one with fitted wardrobes
- Luxurious family bathroom with mains shower over bath
- Gas central heating and double glazing
- Ample residents' and visitors parking

Council tax band G, EPC rating B

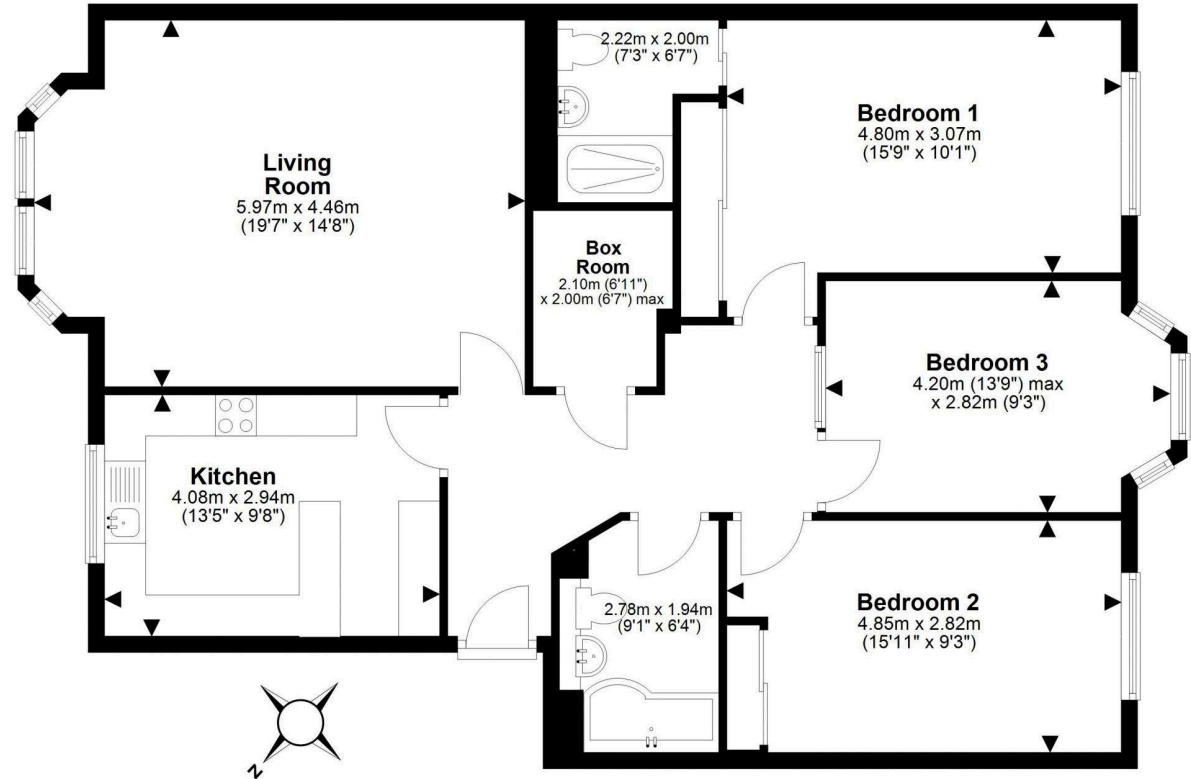
Extras to be included in sale are all integrated appliances which include the oven, washing machine, fridge freezer, dishwasher and fridge.

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.





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.