



4 Almond Bank Cottages
CRAMOND | EDINBURGH | EH4 6PJ

 **warners**
solicitors & estate agents



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Beautifully presented one bedroom double upper flat forming part of a handsome stone built row of converted cottages and situated in the leafy, coastal suburb of Cramond only a short walk from the River Almond and the Cramond shoreline. The property is accessed via an external stone staircase and shares access to well-tended landscaped garden grounds and comprises;

- Bright and spacious accommodation
- Entrance vestibule
- Pleasant living room with feature traditional fireplace with living flame gas fire, and under-stair storage
- Modern breakfasting kitchen fitted with sleek floor and wall units with integrated appliances
- Double bedroom with lovely views integrated storage
- Contemporary shower room with vanity sink unit, backlit mirror, and mains shower cubicle
- Utility cupboard and eaves storage
- Gas central heating
- Double glazing
- Private patio area
- Communal landscaped gardens

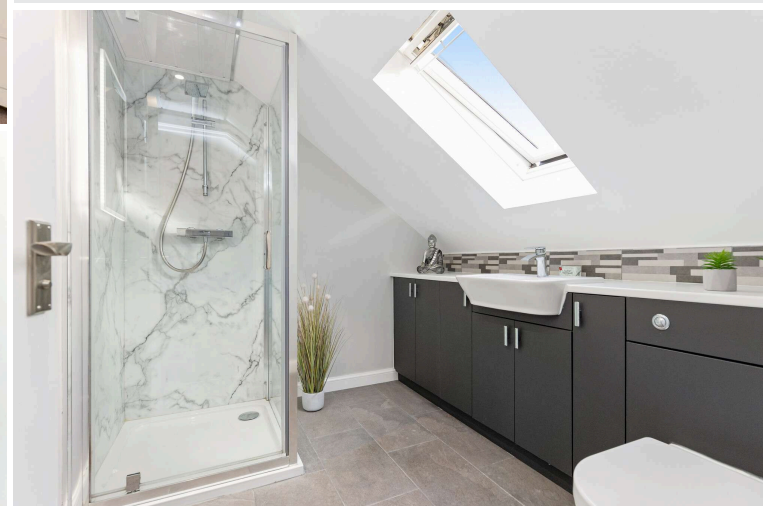
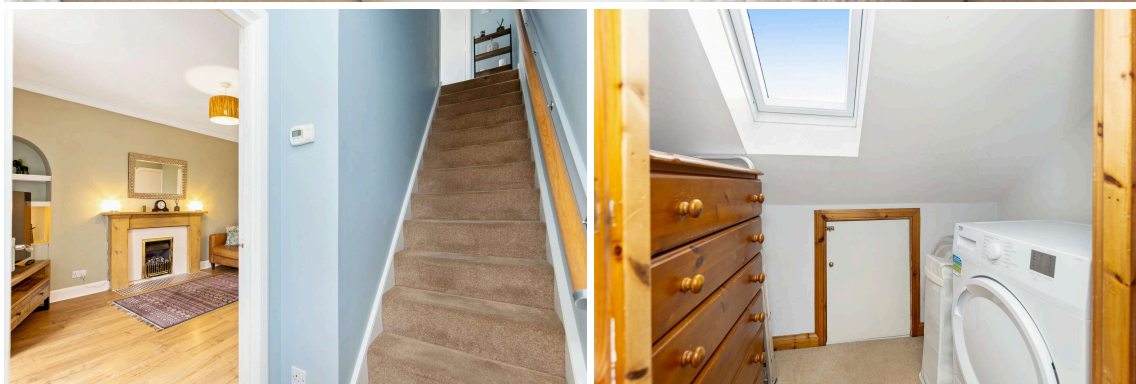
Council tax band C, Energy rating D, There is no factor associated with this property.

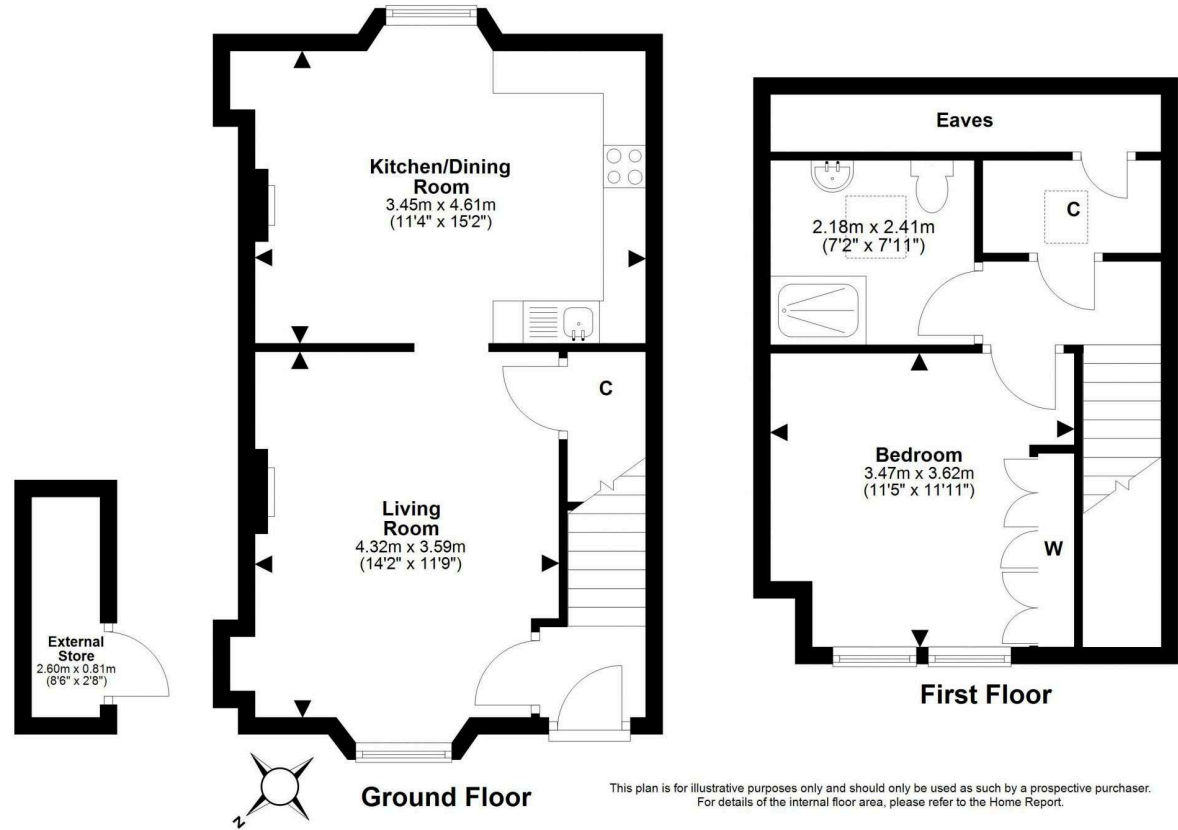
Extras included in this sale will be light fittings, blinds, washing machine, integrated oven, hob, extractor fan and dishwasher. However no warranties will be provided.

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



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. Schooling is well represented from nursery to senior level. Highly regarded schooling ranging from nursery through to secondary is within the vicinity. 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 Craigleith Retail Park. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and The Forth Road Bridge. Edinburgh's City Centre is easily accessible via a regular bus service. Cramond also boasts a mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc