


COULTERS[©]

46B CRAMOND ROAD NORTH

CRAMOND, EDINBURGH, EH4 6JA

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of an exclusive, established modern development in the charming area of Cramond to the West of the city centre, this beautiful maindoor, ground floor two bedroom flat offers immaculately presented accommodation throughout. The home is well maintained with high quality fixtures and fittings in addition to attractive outlooks on three sides.

Framed by a large, fragrant lavender plant and additional planting, the front door opens onto the entrance hall, with two storage cupboards and lovely oak flooring which bounces light through the apartment. Flooded with natural light from the large bay window and two further windows to the side of the building, the gorgeous sitting room is a delightful space to relax in (with soft fitted carpet underfoot).

KEY FEATURES



Immaculately presented maindoor ground floor flat in an exclusive established modern development.



Two attractive double bedrooms, one with en-suite



Direct access to delightful well maintained communal grounds.



Resident's parking within the development and unrestricted on street parking in the surrounding area.



Situated in the picturesque area of Cramond.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - F



The bright dual aspect fitted kitchen boasts wall and base mounted cabinetry and granite worktops. The integrated cabinets comprise: gas hob, electric oven, extractor hood, washing machine, fridge/freezer and dishwasher. Tucked away, quietly situated to the side of the property is the principal bedroom with fitted wardrobes and an en-suite shower room (with large shower cubicle, WC and wash hand basin). There is also a second double bedroom, also with fitted wardrobes. A family bathroom with a bath (and shower over), WC and wash hand basin (cabinets below) completes the internal accommodation. Heating and hot water is provided by gas central heating and there is double glazing. There is also the use of a shared storeroom area on site. Resident's parking is available within the development and further on street parking is available on the surrounding streets. Last, but by no means least are the well-maintained communal grounds upon which this charming property has direct access to. The area is mainly lawn, punctuated by trees and shrubs, and an attractive stone wall boundary.





THE LOCAL AREA

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre.

With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade which is just a stone's throw from the property, stretches all the way to Granton Harbour, and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way!

Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector.

Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, Queensferry Crossing, and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre, with a bus stop just a couple of doors down.

EXTRAS

All blinds, curtains, fitted flooring, light fittings and white goods are included within the sale price. Most items of furniture are available by separate negotiation.

The factors are Trinity Factors and the quarterly factoring fee (including buildings insurance) is £1,000.

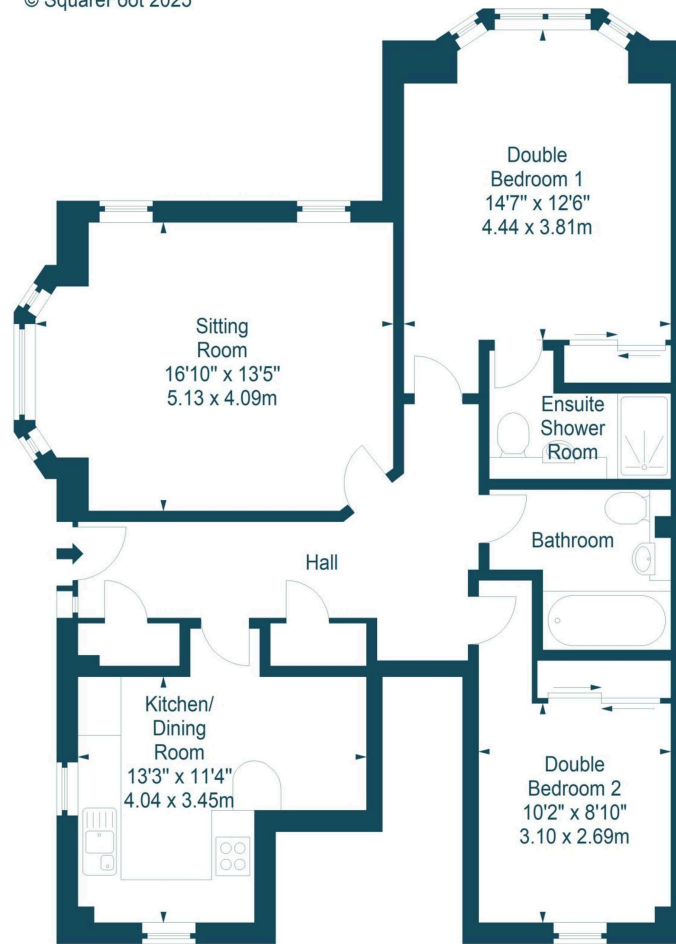
HOME REPORT VALUATION: £375,000



Cramond Road North, EH4 6JA



Approx. Gross Internal Area
928 Sq Ft - 86.21 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.