

COULTERS®

43 FAIR A FAR

CRAMOND, EDINBURGH, EH4 6QB



3 BED



2 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Quietly positioned within the highly sought-after Cramond district, 43 Fair-A-Far is a bright and generously proportioned terraced family home, well-located for access to excellent local amenities, highly regarded schooling, Cramond Beach and swift transport links both into the city centre and outwith Edinburgh.

The accommodation is arranged over two levels and offers flexible living space that offers excellent potential for reconfiguration and/or extension subject to the usual consents. On the ground floor, the property comprises: a welcoming entrance hallway with useful storage; an attractive dining kitchen fitted with a good range of units and ample worktop space with sliding doors providing direct access to the rear garden; two well-proportioned double bedrooms; and a shower room.

KEY FEATURES

- Terraced home in quiet residential area.
- Three double bedrooms.
- Lovely private garden to rear.
- Single garage and unrestricted parking.
- Located in the popular area of Cramond.
- Wonderful local walks along the River Almond and promenade.
- EPC Rating - C
- Council Tax Band - E



On the upper level, there is a generous sitting room enjoying a bright double-aspect which creates a lovely sense of space and natural light. Bedroom 1, a spacious double room with built-in wardrobes is also on this floor as is a further shower room.

The property benefits from gas central heating and double glazed windows. Externally, there is a particularly charming and established private garden to the rear, featuring a patio area ideal for outdoor entertaining, mature borders and a striking maple tree. A garden shed provides additional storage. To the front, there is a single garage fitted with power and an electric up-and-over door, together with unrestricted parking.

The development is maintained by the factors 'James Gibb' for an approximate quarterly cost of between £85-95.



THE LOCAL AREA

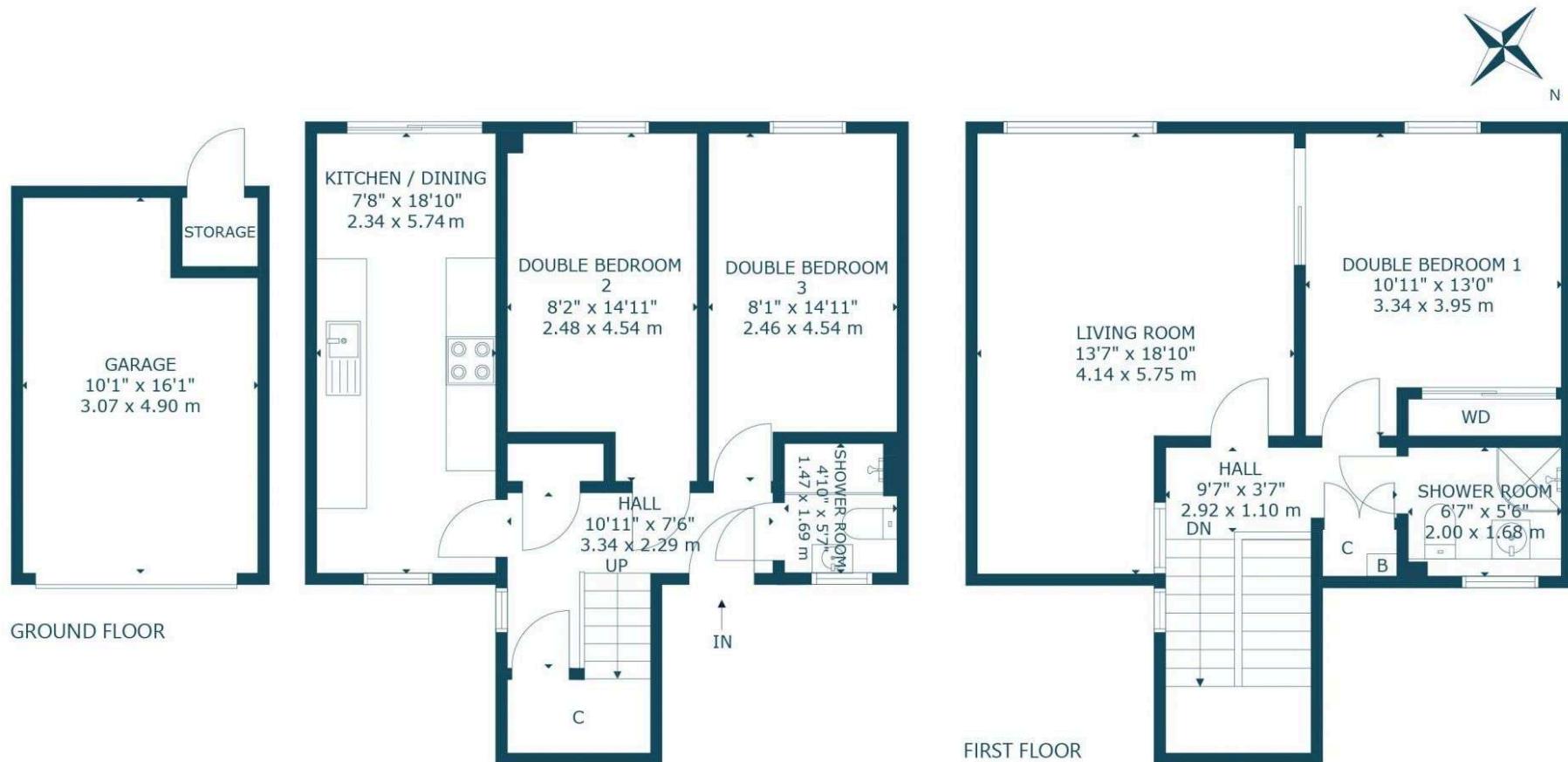
A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating 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 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, light fittings, fitted flooring and white goods are included in the sale price.





43 FAIR-A-FAIR, CRAMOND, EDINBURGH, EH4 6QB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,037 SQ FT / 96 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.