



2 1F2 Cramond Glebe Terrace, Edinburgh, EH4 6NR
Offers Over £260,000



21F2 Cramond Glebe Terrace Edinburgh EH4 6NR

OFFERS OVER
£260,000

This is a delightfully presented, bright upper flat offering original features throughout. The property is situated within the Cramond area of the city and is within close proximity to Cramond village and Cramond beach offering delightful walks. Bruntsfield and Royal Burgess Golf Courses are close to hand. A bus connection to the city centre is within a short walk from the property.

The property is entered via a security door to the front where a staircase leads to the upper level and a door leads into the property.

The delightful bright lounge offers a Bay window to the front, feature fireplace and surround. Gas connection close to hand. Storage press.

The dining kitchen offers an area to dine with window to the rear. Grey fitted base and wall units with wood work surfaces, electric oven, hob and extractor above. Display shelf. Separate area from the kitchen offering stainless steel sink and drainer. Grey base and wall units, light coloured worksurfaces, integral fridge freezer, washing machine and dishwasher. Window to the rear. Storage press and cupboard housing the central heating boiler.

The bathroom is fitted with a bath, over bath mixer shower with rain shower head. Sink set within vanity unit with storage below and W.C. Skylight window filtering through natural light. To the front there is an area of garden laid to lawn, chipped area and flower border. Timber garden shed. There is communal parking adjacent to the property.





- Delightfully presented upper flat
- Walking distance to Cramond Village and Cramond Beach
- Communal Security entrance
- Entrance hallway
- Bright spacious lounge
- Dining kitchen
- Double Bedroom
- Gas central heating
- Private road parking
- Area of private garden ground to the front

INCLUDED

All fitted carpets, fitted floor coverings and integral appliances.

SERVICES

Mains water, drainage, gas and electricity

VIEWING

By appointment through our Rollos Cupar Office
Telephone: 01334654081

COUNCIL TAX BAND C

EPC RATING: D

FLOOR AREA: 688.00 SQ FT





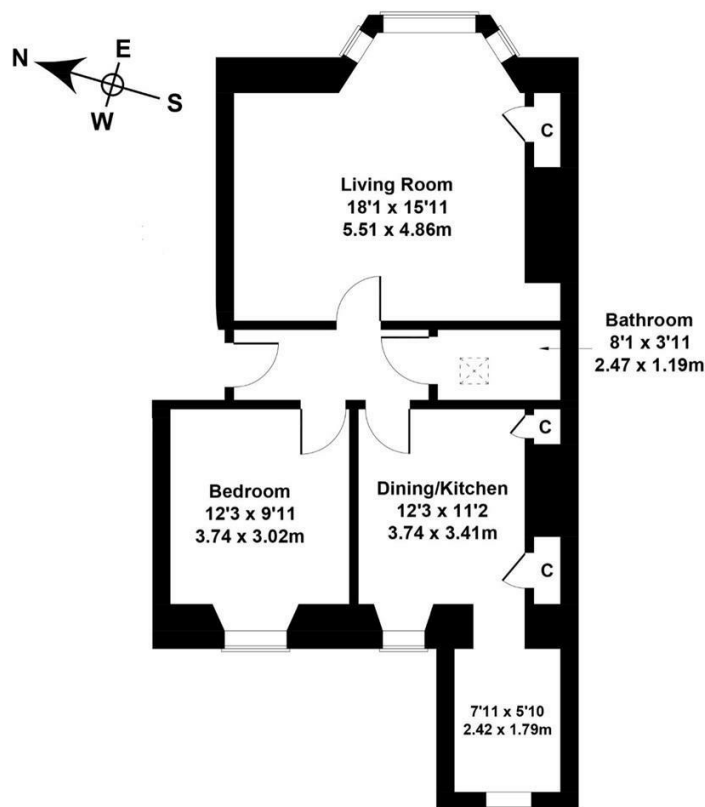


Room Sizes

Approximate measurements

Utility area	7'11" x 5'10"
Dining kitchen	12'3" x 11'2"
Bedroom	12'3" x 9'10"
Living room	18'0" x 15'11"
Bathroom	8'1" x 3'10"





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without any obligation.

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