

4F Fair-A-Far

CRAMOND | EDINBURGH | EH4 6QD

warners
solicitors & estate agents







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Bright and spacious first floor apartment with private carport space, in popular factored development boasting a tranquil setting and leafy rear outlook, within beautifully landscaped shared gardens.

The property is well connected with the scenic River Cramond Walk leading to Cramond beach nearby and fantastic transport links easily accessing the main road networks, the airport, the Gyle shopping centre and the Queensferry Crossing, and will make an ideal home for a variety of purchasers.

The property comprises of and entrance vestibule to entrance hallway with storage, dual aspect living/dining room with box bay window and lovely views over the common grounds to the river, fitted breakfasting kitchen with space for, and integrated, appliances, two double bedrooms, one with fitted storage, and shower room with mains shower cubicle and vanity sink unit. The property further benefits from gas central heating, double glazing and security entry and early viewing is recommended to fully appreciate the accommodation on offer.

- Bright and spacious first floor apartment
- Lovely views to front and rear
- Spacious living/dining room with dual aspect
- Fitted breakfasting kitchen
- Two double bedrooms, one with fitted storage
- Shower room with mains shower and vanity sink unit
- Gas central heating and double glazing
- Security entry
- Allocated private carport and visitors parking
- Well kept common garden grounds

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

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



Extras included in the sale are all curtains, blinds, fridge, freezer, washing machine, oven and tabletop dishwasher.

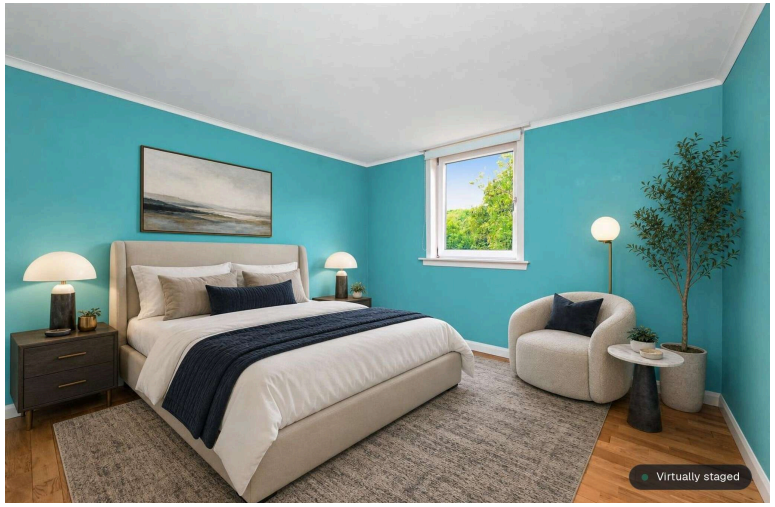
Energy rating C. Council Tax Band D.

FACTOR: £110 per month is payable to James Gibb Property Factors for the upkeep of the communal areas.

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.



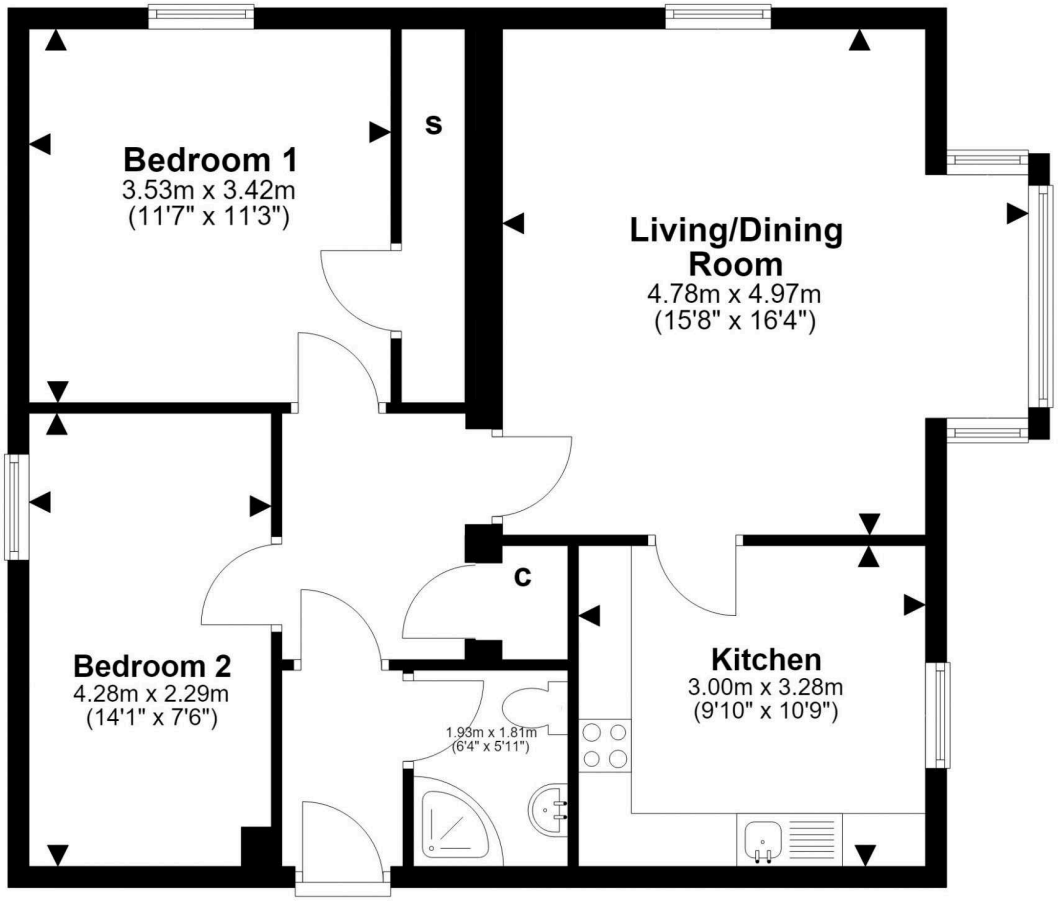












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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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