



20/4 Cramond Road North,
CRAMOND | EDINBURGH | EH4 6JE

warners
solicitors & estate agents



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Beautifully presented dual aspect first floor, three bedroom flat, offering spacious and flexible accommodation in an attractive factored development. Boasting well kept mature gardens and ample unallocated residents parking, with further visitor parking also available, this lovely property will suit a variety of purchasers from families, professionals, to those looking to downsize within the area. Entered via a well-kept carpeted communal stair with secure entry phone system, the front door opens to a welcoming hallway with a handy utility/storage box room. The spacious living/dining room allows from an abundance of natural light and offers far-reaching views. The modern kitchen is fitted with high gloss floor and wall units and a full range of integrated appliances. The principal bedroom benefits from fitted wardrobes and a 'hidden' en-suite shower room with electric shower unit. There are two further double bedrooms quietly situated to the rear, one with fitted wardrobes, and the other being utilised as a dining room. The accommodation is completed by a luxurious family shower room with double shower cubicle and vanity sink unit.

- Beautifully presented first floor flat in factored development
- Welcoming hallway with utility /storage box room
- Spacious and bright dual aspect living/dining room with lovely views
- Modern kitchen fitted with full range of integrated appliances
- Principal bedroom with fitted wardrobes and 'hidden' en-suite shower room
- Further double bedroom with fitted wardrobes
- Dining room/ 3rd bedroom with glass paned wall
- Family shower room with double shower cubicle
- Gas central heating and double glazing
- Ample residents' and visitors parking

Council tax band G, EPC rating D

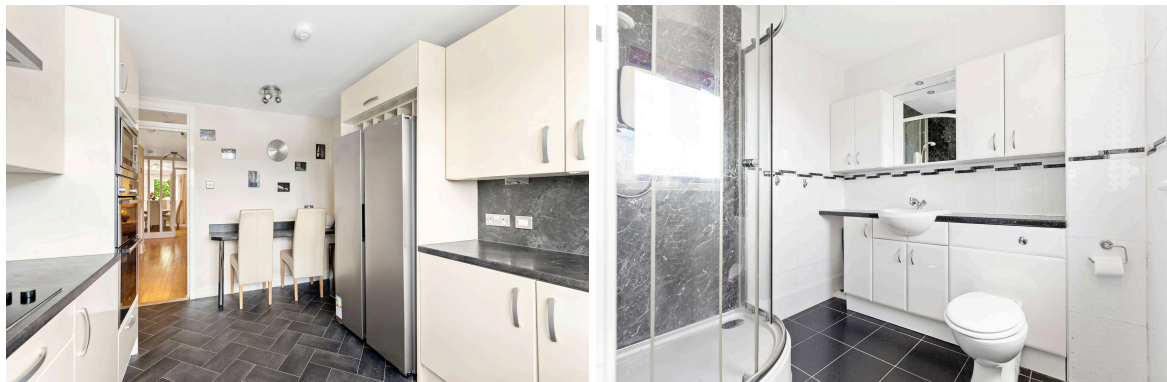
Factor: Trinity Factors approx £86.00 per month

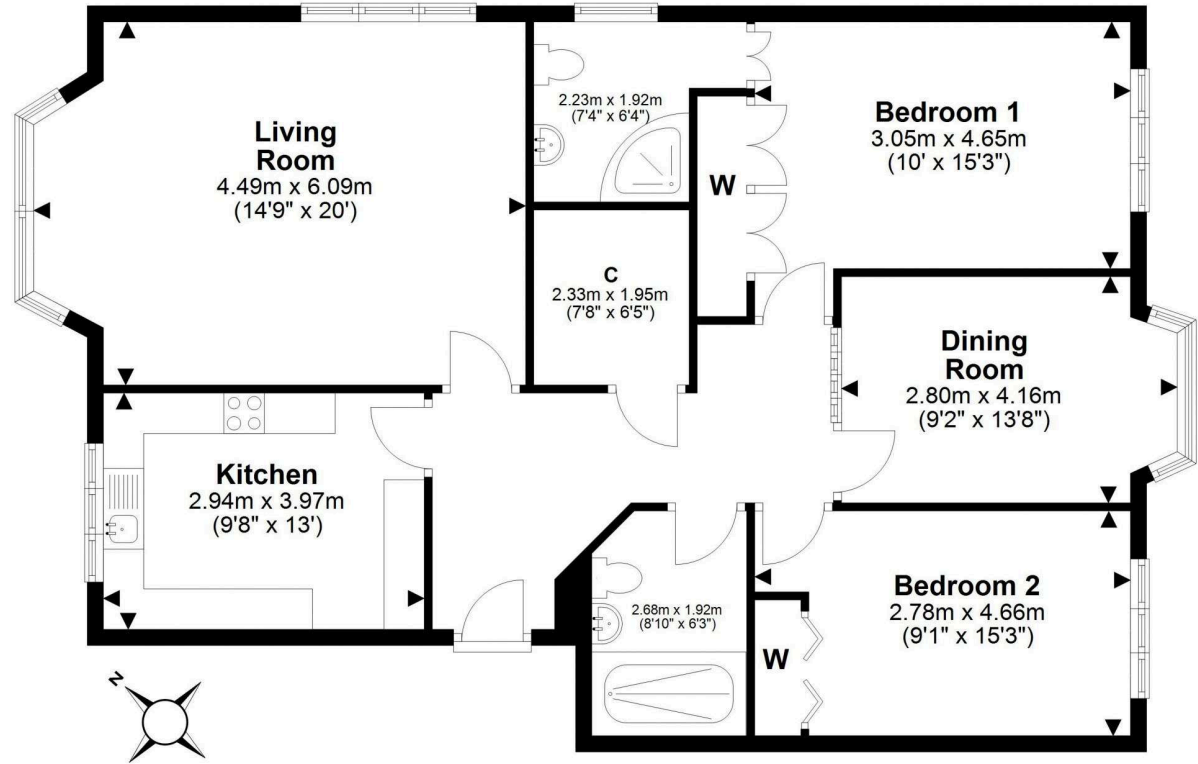
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds and tumble dryer will be included in the sale. Bedroom light shades, lounge & dining room curtains will not be included in the sale.

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. 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 Craighleith 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.





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.