



Immaculately presented, and lovely views

Two-bedroom, first-floor flat



An immaculately presented two-bedroom first-floor flat, set within expansive communal grounds in the highly sought-after district of Cramond. Surrounded by well-maintained lawns and mature trees, the property enjoys a peaceful, leafy setting while remaining conveniently placed for local amenities and transport links. The bright and welcoming living room is a standout feature, boasting a charming bay window that frames delightful views across the communal grounds, creating a wonderful sense of space and tranquillity. The dining kitchen is equally impressive, fitted with contemporary units and integrated appliances, and enjoys the same attractive outlook-ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms, one of which benefits from built-in storage. Completing the accommodation is a stylish, modern bathroom, thoughtfully designed to incorporate the washing machine. Further benefits include a private car port, an additional external store, and access to the extensive shared grounds, offering a rare combination of practicality and serene surroundings. This is a superb opportunity to acquire a beautifully presented home in one of Edinburgh's most desirable coastal locations.

Key Features

Communal entrance and lift

Hall

Living room

Dining kitchen

Two double bedrooms

Bathroom

Double glazing

Gas central heating

Communal grounds

Allocated car port

External store

Factored by James Gibb - approx £117 per month



Cramond

Cramond is a village and parish to the north-west of Edinburgh at the mouth of the River Almond where it enters the Firth of Forth. It is one of Edinburgh's most desirable residential suburbs, featuring an attractive village atmosphere, the beach, the harbour, and shoreline walks. There are local shopping and banking amenities on Whitehouse Road including a Scotmid and a range of smaller specialist shops. The neighbouring village of Davidsons Mains offers a Tesco Metro, chemist and post office. The property also lies within easy reach of Craigmile Retail Park, with Waitrose and Sainsburys close at hand or The Gyle shopping centre, which offers a choice of supermarkets and high street outlets. A wide variety of leisure facilities are at hand including walks by the River Almond to Cammo or to the foreshore at Cramond and the Royal Burgess and Bruntsfield golf courses. The city centre is within easy commuting distance by car or alternatively there is a public transport service into the city and surrounding locales. There is good access to the main commuting links including the M9/M8, Queensferry Crossing and Edinburgh International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, dishwasher and washing machine are included in the sale (no warranties given).
Furniture may be available by separate negotiation if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£210,000

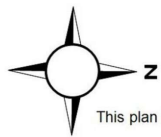
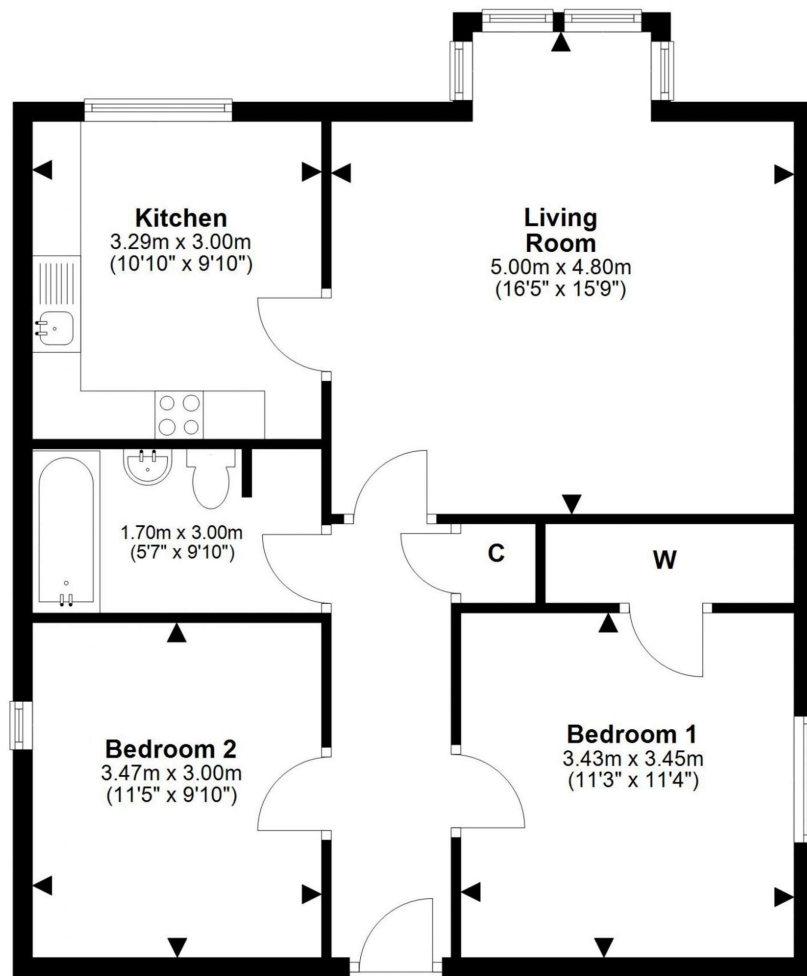
EPC Rating

C

Tenure

Freehold





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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