





## Bright

### One bedroom, second floor flat



This bright one bedroom second floor flat has a fantastic location in the sought after cramond area of Edinburgh. Set in particularly attractive and generous communal grounds with a vast area of lawn and mature trees. There is a communal entrance with a lift and two drying rooms, on the basement level. The flat has a welcoming hallway with two deep store cupboards, a light filled living room with double aspect windows, with lovely garden views, wall lighting and a TV bracket on the wall. The kitchen has a range of fitted units, appliances and nice splash back tiling. The double bedroom has lovely garden views, a TV wall bracket and a store cupboard. The bathroom has been nicely upgraded with a bath and overhead shower, glass screen, wet walling and a vanity unit. The property also benefits from an allocated car port, external secure store, ideal for storing bikes. This is a great property for a first time buyer or an investment opportunity.

### Key Features

- Communal stair and lift
- Hall
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Double glazing
- Communal drying rooms
- Private external store
- Allocated car port
- Communal grounds

Factored by James Gibb approx. £100 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 Craighleith 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, light fittings, curtains, cooker, washing machine and Tv brackets are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

£160,000

## EPC Rating

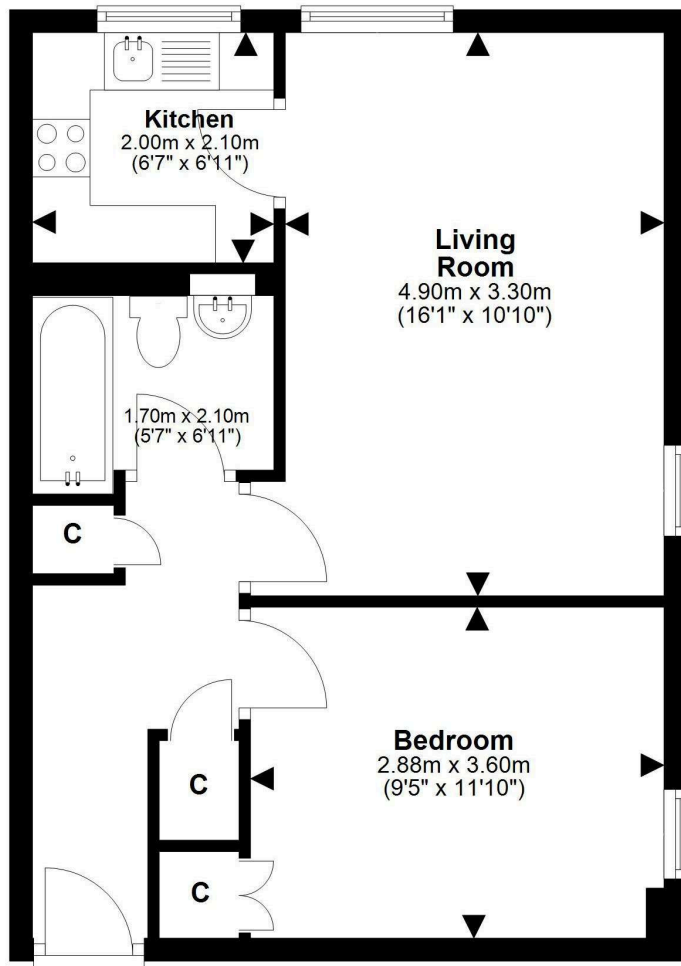
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## Tenure

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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