





# Bright and spacious

## First floor flat



This bright and spacious one bedroom, first floor flat is situated in a leafy development in the sought after Cramond area of Edinburgh. Set in beautiful and extremely generous communal grounds with mature planting and trees and an expansive lawn. There is a communal entrance and lift for ease of access. The flat consists of a hallway with a cupboard housing the water tanks, a light filled dining lounge with two wood panelled walls and a lovely leafy outlook over the garden grounds. The kitchen has been recently renewed with smart white fitted units, with under unit lighting, appliances and a very attractive worktop and splashback. There is a good-sized double bedroom with a cupboard, housing the meters, and a newly refurbished bathroom with a bath and overhead shower, glass screen, wet walling, extractor fan, heater, w.c. and wash hand basin. There is a communal drying room in the basement and an allocated car port and private external store.

## Key Features

- Communal entrance
- Hall
- Dining lounge
- Kitchen
- Double bedroom
- Bathroom
- Electric heating
- Double glazing
- Communal drying room
- Communal grounds
- Allocated car port
- Private store

Factored by James Gibb - approx. £100 per month

Some rooms have been virtually staged for illustration purposes





## 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 Craigleith 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, light fittings, oven, hob, washing machine and fridge 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

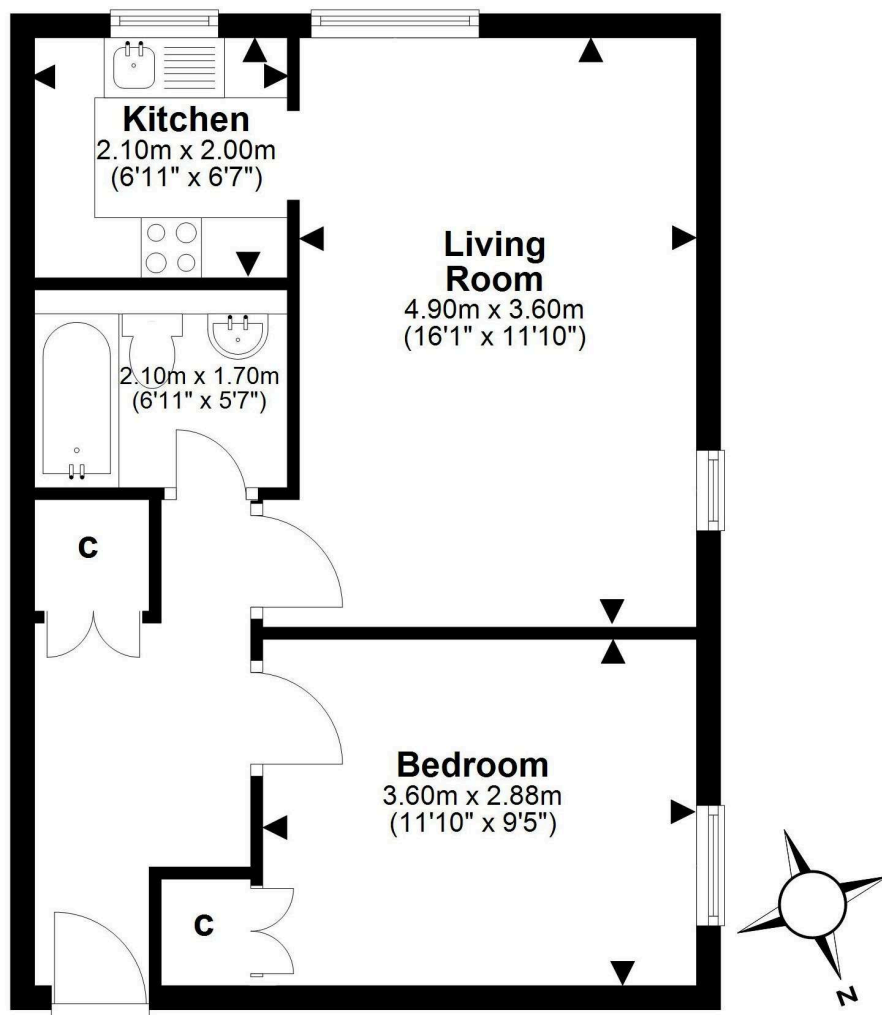
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## Tenure

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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