

DESCRIPTION

Whether you're looking for a cozy home or a smart investment, this charming apartment is a fantastic opportunity

This one bedroom apartment located within the popular Cramond area is in true move in condition featuring a modern bathroom and kitchen and has been well maintained by the current owner.

Located just a short walk from the beach and local amenities, this apartment allows residents to enjoy the best of both worlds, tranquility and convenience. Don't miss out on the chance to own a piece of one of Edinburgh's most desirable areas.

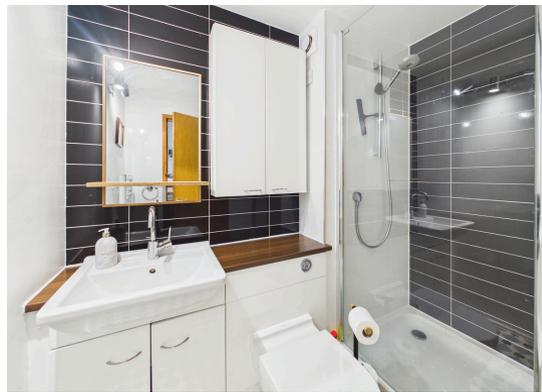
This property has so much to offer, internal viewing is highly recommended.

The property comprises of:

- Welcoming hallway with storage space
- Bright and spacious lounge/diner
- Modern fitted kitchen with integrated appliances
- Primary bedroom with fitted wardrobes
- Modern shower room
- Allocated car port
- Allocated external storage unit
- Shared basement for storage
- Short walk to beach and amenities

Viewings

by appointment please call Gibson Estate Agents on 0131 297 3177



LOCATION

Cramond is one of Edinburgh's most picturesque and sought-after suburbs, offering a unique coastal village feel just five miles northwest of the city centre. Set along the banks of the River Almond and the Firth of Forth, this historic area blends natural beauty, rich heritage, and easy access to city life—making it a favourite for families, retirees, and professionals alike. The neighbourhood is known for its tranquil atmosphere, charming village centre, and scenic waterfront walks. The iconic Cramond Island—accessible by causeway at low tide—adds a distinctive character, while the nearby Cramond Beach and leafy pathways provide a perfect setting for outdoor enthusiasts. Despite its peaceful setting, Cramond is well connected. Frequent bus services link to central Edinburgh, and the nearby A90 offers quick access to the city bypass, airport, and beyond. The area also boasts excellent local schools, golf courses, and a strong sense of community. With its blend of nature, history, and convenience, Cramond offers a rare opportunity to enjoy coastal living while remaining closely tied to the cultural and professional heart of Edinburgh.

