



8U Fair A Far  
CRAMOND | EDINBURGH | EH4 6QE

  
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## 8U Fair A Far

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Well presented fourth floor maisonette with south facing balcony, lovely views, and private carport space located in a tranquil, yet well connected, setting within beautifully landscaped shared gardens. The scenic River Cramond Walk leading to Cramond beach is nearby as well as bus services running along Whitehouse Road giving easy access to Edinburgh's main road networks, airport, Gyle Shopping complex and the Queensferry Crossing. The generously sized property is presented well and comprises, on the entrance floor, of a hallway with fantastic storage including utility cupboard, breakfasting kitchen fitted with floor and wall units with integrated, and space for, appliances, two double bedrooms one with storage, and a contemporary family bathroom with electric shower over bath and vanity sink unit completes the accommodation on this level. On the upper level is a tastefully decorated living/dining room with south facing balcony overlooking fabulous rooftop views and an office cupboard off, and principal bedroom with integrated storage. Further benefits are gas central heating, double glazing and externally, well kept communal gardens with decking and seating areas, external store, carport and communal car park. Early viewing is recommended to fully appreciate the accommodation on offer.

- Fourth floor maisonette
- Fantastic living/dining room with south facing balcony and panoramic rooftop views
- Three double bedrooms
- Breakfasting kitchen with integrated appliances
- Bathroom with electric shower over bath
- Gas central heating and double glazing
- External private locked store
- Private carport and communal car park

Council Tax D, EPC: C

Factoring fees payable to James Gibb Residential Factors 23 Alva Street, EH2 4PS £200 deposit (float) £140 per month (approx)

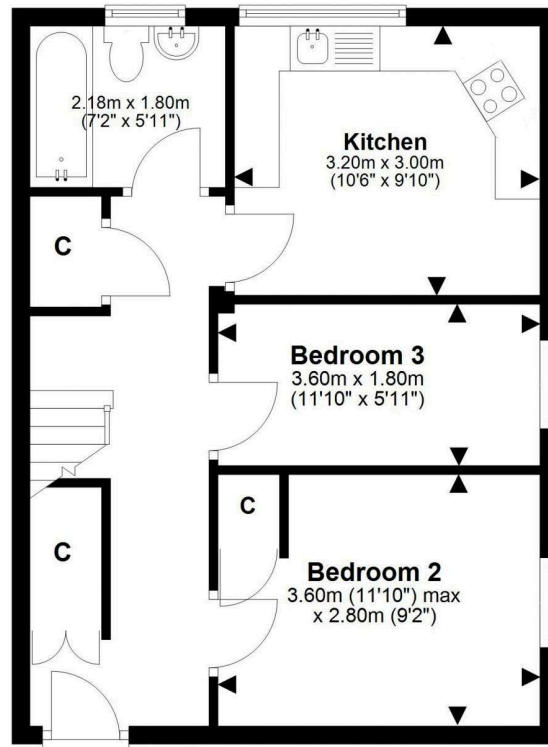
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



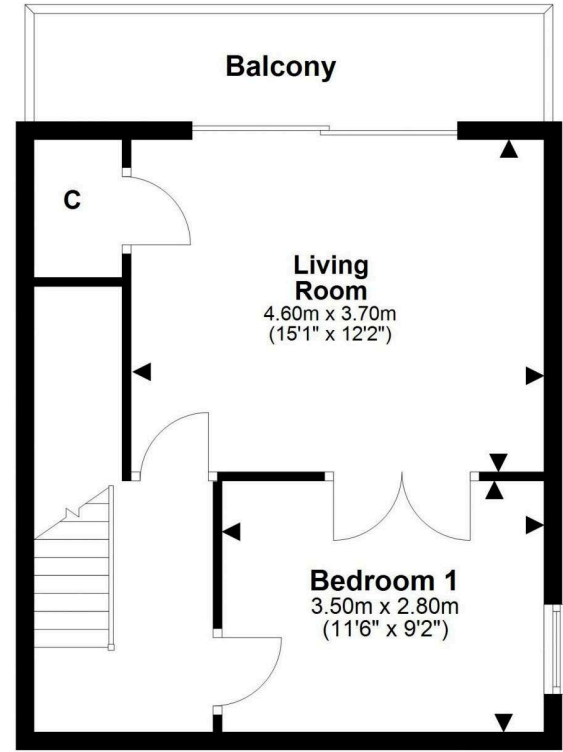
Extras to include: Fridge freezer, dishwasher, oven and microwave. Washing machine (located in utility cupboard), Blinds and curtains.

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.





**First Floor**



**Second Floor**



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.