



# Bright and spacious

## Two-bedroom, ground floor flat



This bright and spacious, two-bedroom, ground floor flat has an excellent location tucked away in a peaceful development in the sought after Cramond area of Edinburgh. The property has partial electric heating and double glazing installed and would now benefit from some modernising. The accommodation consists of a communal entrance with a secure entry phone system, a hallway with storage, a generous light filled dining lounge with a fireplace and plenty of space for dining and seating. There is a good-sized kitchen with a range of fitted units, appliances, a master bedroom with a fitted wardrobe and an ensuite shower room, a second double bedroom, with a fitted wardrobe and a family bathroom. There are very attractive communal grounds with an area of lawn, mature borders and trees. There is also a single garage and residents parking.

### Key Features

- Communal entrance
- Hall
- Dining lounge
- Kitchen
- Master bedroom with ensuite
- Double bedroom
- Bathroom
- Partial electric heating
- Double glazing
- Garage
- Communal grounds

Green Residents Association - approx. £35 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 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, blinds, light fittings, hob, washing machine, tumble drier and fridge freezer, are included in the sale (no warranties given).

The double oven and extractor hood are not in working order.

## 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

F

## Home Report Valuation

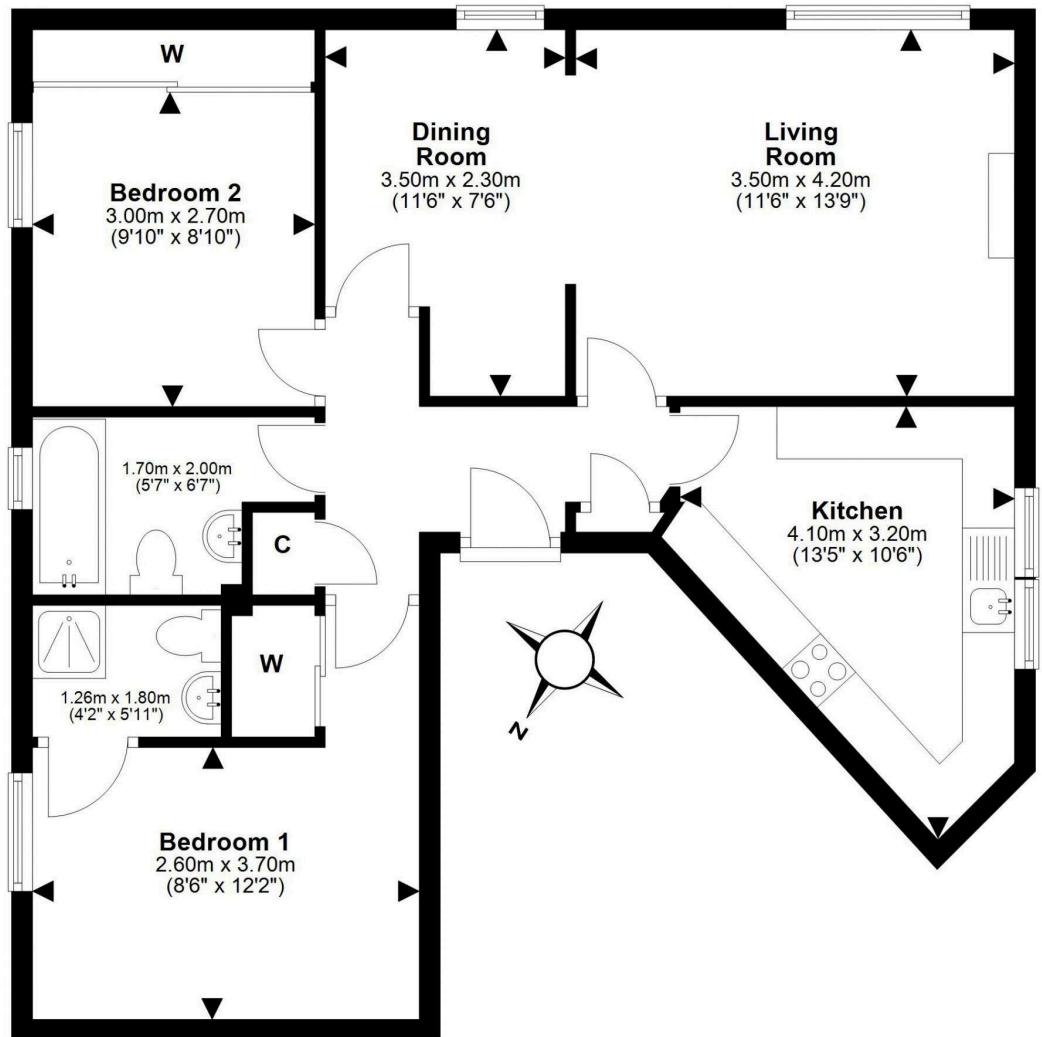
£280,000

## EPC Rating

E

## 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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