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Craufurdland

Edinburgh

EH4 6DL



A deceptively spacious and well-presented two-bedroom apartment peacefully set in an exclusive residential development in sought-after Barnton. This Third-floor home, boasts a private balcony accessible from the generous living room which catches the evening sun and offers a comfortable lifestyle and will appeal to a range of buyers. Close to excellent local amenities, renowned golf courses and open green spaces, it is a fantastic opportunity to establish a home in this prestigious neighbourhood.

\*Well maintained communal hallway with stair and lift.

\*Entrance Vestibule leading to hallway which has excellent storage

\*Bright and spacious Living room with balcony offering views over tranquil well maintained communal gardens.

\*Kitchen with a range of base and wall mounted units, co-ordinating worksurfaces and splash back tiling. Open plan to dining room.

\*Primary bedroom with ample space for freestanding furniture.

\*En-suite shower room comprising: shower enclosure, vanity sink with mirror over, enclosed cistern WC.

\*Double bedroom with built in wardrobes

\*Fully tiled bathroom comprising: bath with shower over, vanity sink and enclosed cistern WC.

There is gas central heating, double glazing, entry phone system and garage with light and power. The grounds are immaculately maintained, and a resident's association is in place .



Viewing by appointment on 0131 524 3800











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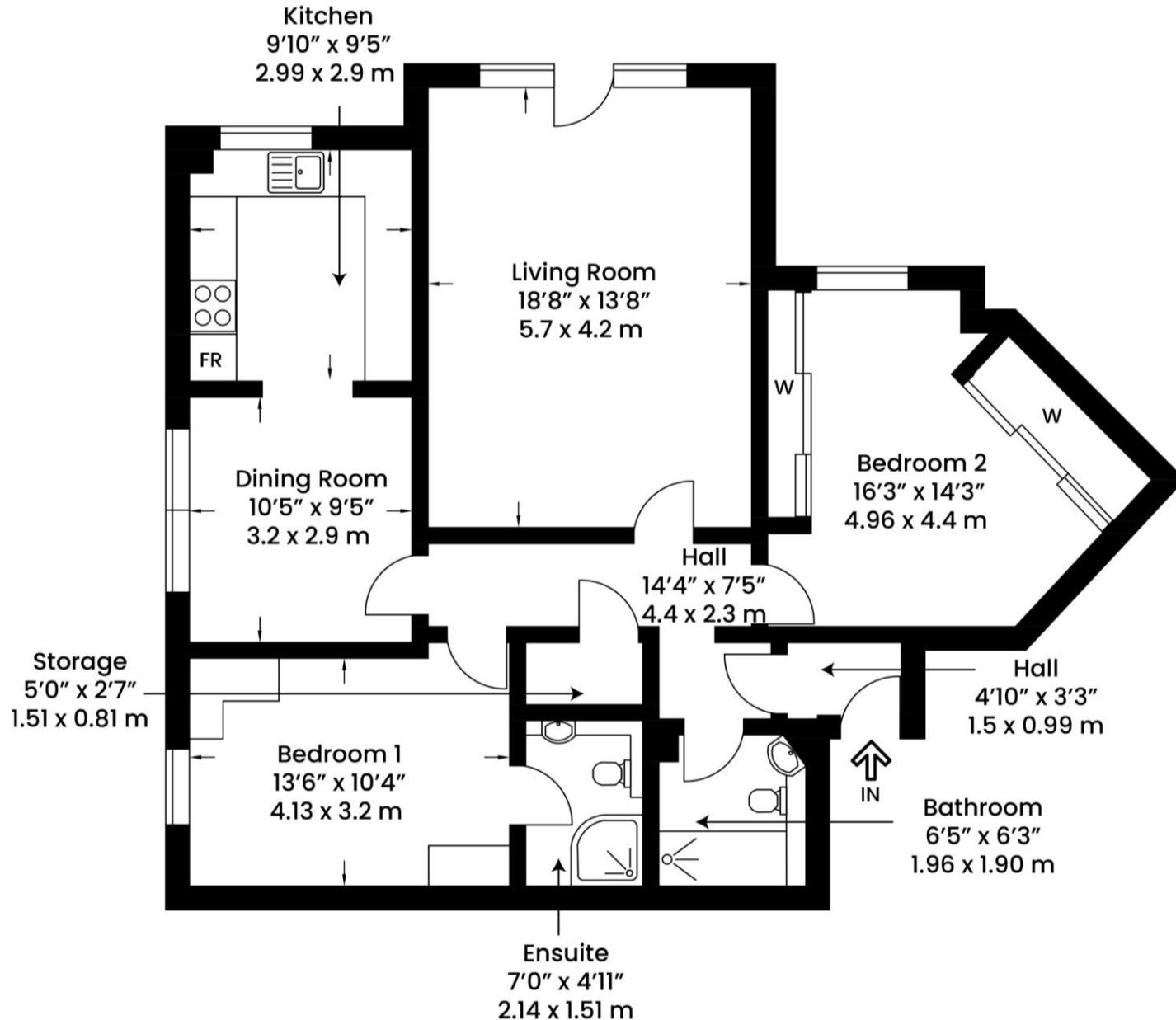
## LOCATION

Situated in the northwest of Edinburgh, the highly desirable, leafy suburb of Barnton is popular with families, professionals and downsizers who are keen to maintain an active lifestyle. The property is situated opposite the Royal Burgess Golfing Society and is well located for walking. Sitting on the John Muir Way, the River Almond Walkway, Cammo Fields, Dalmeny Estate and Cramond Island are all within close proximity. The property is ideally located for driving into Edinburgh City Centre or to the M8/M9/M90 motorway network. A Lothian bus service to the City Centre and Cramond is available within 2 minutes' walk of the property, with further express and national bus routes available just ten minutes' walk away, at Barnton Junction. The property is a short car or taxi journey to Edinburgh International Airport, creating easy access for national and international travel.

The Craufurdland development is situated just off the established National Cycle Route 1, offering marked routes to the City Centre, South Queensferry and beyond. Local schooling is excellent with several notable primary & secondaries in the catchment (including Cramond Primary School and The Royal High School).







EPC Rating- C

Council Tax Band- G

Factor- James Gibb Approx.. £140 per month which includes buildings insurance and garden maintenance.

