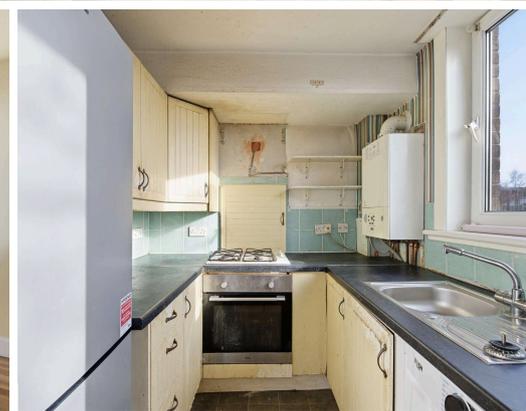
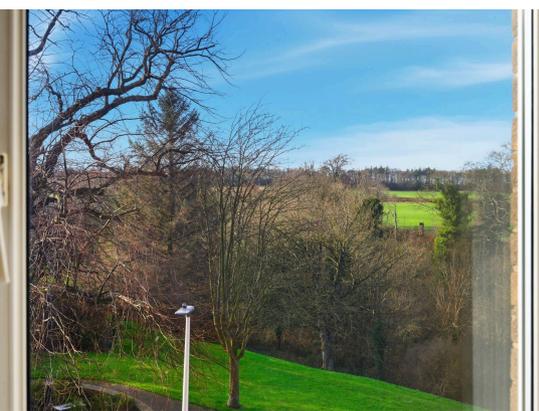




6m Fair A Far
Edinburgh, EH4 6QE

- Ideal First Time Buy Or Investment
- Elevated Garden Views
- Car Port Parking Space, Communal Grounds & Private Lock Up
- EPC: Band C
- Council tax band:C





Set within the highly desirable area of Cramond, just a short walk from the River Almond, this one-bedroom third-floor apartment presents an excellent opportunity for a first-time buyer or investor.

Internally, the property offers a bright and spacious living room with a pleasant outlook over the generous communal grounds, which feature expansive lawns and mature trees. The welcoming hallway includes useful storage cupboards, enhancing practicality. The kitchen, while now requiring modernisation, provides a good range of wall and base units, along with a fitted oven and gas hob, offering a solid foundation for upgrading to personal taste.

The double bedroom enjoys the same elevated, leafy outlook as the living room, creating a peaceful setting. The bathroom, also ready for refurbishment, offers a blank canvas and currently comprises a large walk-in shower with a mains-fed shower system.

The building benefits from a secure communal entrance with lift access, as well as two communal drying rooms located at basement level. Externally, the well-maintained shared grounds provide a lovely environment for residents. The property further benefits from an allocated car port and a secure external store – ideal for bicycle storage – complete with power, lighting and access to a shared outdoor tap.

Accommodation in summary:

Communal entrance, Entrance hallway, Storage, Living Room, Kitchen, Bedroom, Shower Room, Communal laundry facilities, Communal grounds/gardens, designated parking via carport, private lock-up, Gas Central Heating, Double Glazing.

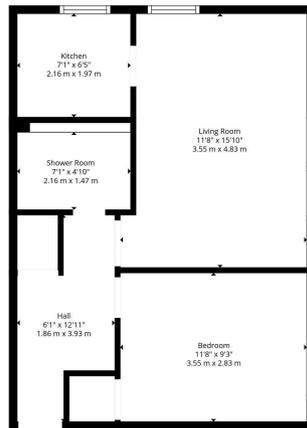
Lift. Communal Drying Room.

Location:

Fair A Fairs is located just off Whitehouse Road in Edinburgh's sought after seaside village suburb of Cramond. Nearby corner shops are also served by a bus route just a short walk from the property as well as shopping and banking facilities on Whitehouse road. Within a short drive there are supermarkets and shopping centres at Craigleith and South Gyle. The city bypass, motorway network, Queensferry Crossing, and Edinburgh International Airport are all quickly and easily accessed. The local schooling is highly regarded; Cramond primary and the Royal High School both serve the catchment. A few minutes away are picturesque walks along the river Almond valley; the quaint Cramond Estuary and seafront café, the traditional Cramond Inn and promenade along to Silverknowes. Several golf courses such as the Royal Burgess and Bruntsfield golf courses as well as parks are also to hand. The area offers an extremely pleasant lifestyle, almost semi-rural, yet Edinburgh's city centre is a simple 6-mile commute.

Agents Note:

James Gibb Factor agent circa £100 PCM



TOTAL: 460 sq. ft. 43 m²
1st floor: 460 sq. ft. 43 m²
EXCLUDED AREAS: WALLS: 44 sq. ft. 4 m²
Measurements Deemed Highly Reliable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

