

COULTERS[©]

4S FAIR A FAR

CRAMOND, EDINBURGH, EH4 6QD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

4S Fair A Far is an absolutely beautiful fourth floor flat, forming part of the popular Fair A Far development in Cramond. The property has been lovingly upgraded by the current owners to create a fantastic modern home, including redecoration, new flooring & radiators. The property is entered by way of a shared communal entrance with stairs and a lift. Situated on the 4th floor, the front door opens onto a welcoming hall with coat hooks. The sitting room / dining room is flooded with natural light, provided by dual aspect windows. Wooden panelling makes an attractive focal point in the room and effortlessly complements the lovely flooring.

KEY FEATURES



Immaculately presented fourth floor flat.



Beautiful double bedroom.



Well maintained communal grounds and private store.



Allocated carport and visitor parking.



Located in the popular area of Cramond.



Excellent local amenities nearby.





The practical kitchen has white wall and base mounted cabinetry with a contrasting grey worktop. The appliances comprise; electric hob, extractor hood, microwave, dishwasher and washer drier. With a relaxing sage green feature wall, the lovely double bedroom benefits from an extra deep fitted wardrobe, whilst the contemporary shower room has a large cubicle, WC and wash hand basin. The property has a private storage space and allocated carport space, located on the well maintained communal grounds.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The factor is James Gibb and the quarterly factoring fee is approximately £200 per quarter.



THE LOCAL AREA

Situated in the much sought-after area of Cramond, encompassed by well maintained and mature private grounds. The private Fair A Far estate sits adjacent to the tranquil riverbank of the River Almond with a woodland backdrop near to the Fair A Far Mill ruins and waterfall. Nearby access to the River Almond Walkway provides peaceful walks along the riverside with Cramond beach, harbour and promenade also close by. Daily shopping needs are met by local retailers in Barnton and Davidsons Mains together with larger supermarkets close at hand including Morrisons, Sainsburys and Marks and Spencers at the Gyle Shopping Centre. Located on the North West of the City, Cramond is well served with easy access to the road network heading West to Glasgow and North to the Forth Road Bridge. The City Centre and surrounding areas are easily accessible by means of excellent frequent public transport at hand linking the main Scottish motorway network and Edinburgh International Airport. Local attractions, leisure and recreational facilities include the beautifully tranquil River Almond, Cramond Village and Harbour, the Roman Fort, and walks along the southern shore of the Forth. Many golf courses, water sports and yacht clubs are available within the area.

GET IN TOUCH



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Fair-a-Far, EH4 6QD



Approx. Gross Internal Area
472 Sq Ft - 43.85 Sq M

Storage

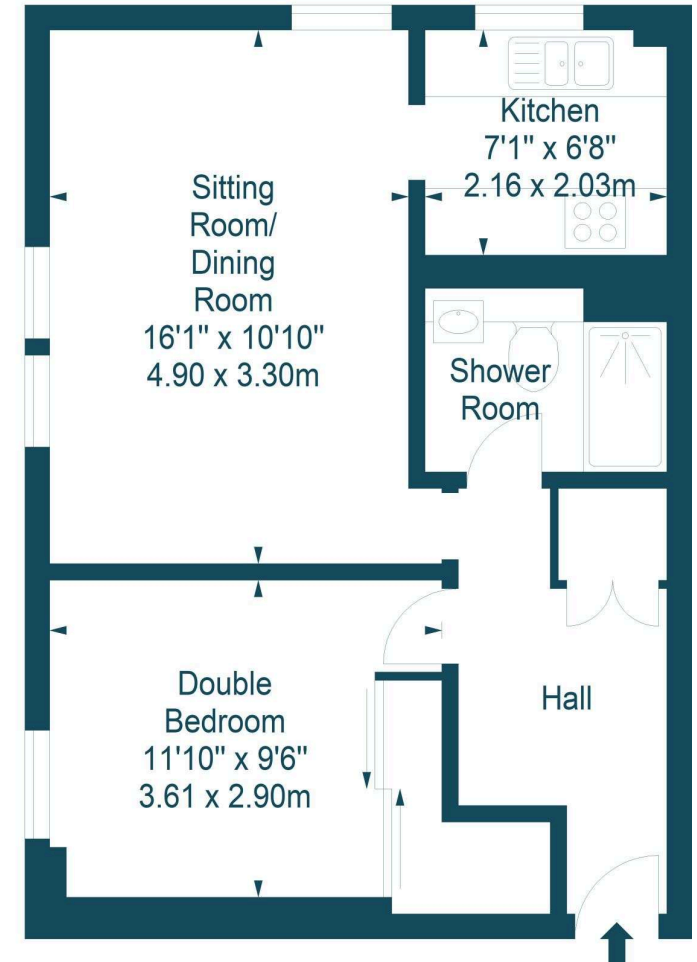
Approx. Gross Internal Area
26 Sq Ft - 2.42 Sq M

For identification only. Not to scale.

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Ground Floor



Fourth Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.