










Offers Over
£285,000

36J Cramond Vale

Cramond | Edinburgh | EH4 6RB

This wonderfully bright and spacious top floor (2nd) flat has been significantly upgraded by the present owner and offers generous three bedroom accommodation, set within tranquil mature grounds enjoying an elevated position above the River Almond and close to the Cramond foreshore.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage & parking
-  Balcony & landscaped gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

Accessed via a well kept communal stair, at the second floor the front door opens to a central hallway with useful built-in storage space. The impressive reception room offers open plan space, ideal for both relaxing and entertaining with ample room for both living and dining furniture, a light and airy space with a dual aspect and patio doors opening to a private balcony, providing the perfect spot for morning coffee or al fresco dining during the warmer months. Conveniently located off the dining area is the superb breakfasting kitchen which has been refitted in recent years with an excellent range of modern wall and base units with integrated oven, hob, cooker hood and microwave, a breakfasting bar provides eat-in space and there is a full sized fridge freezer and dishwasher also included in the sale. Plumbing for a washing machine is tucked out of view in a utility cupboard which also houses the Worcester combi boiler. The generous principal bedroom enjoys an attractive outlook over the grounds from a floor to ceiling window and features ample built-in wardrobe space and an en-suite shower room. There are two further double bedrooms and a family bathroom with white suite. The property benefits from gas central heating which was newly installed in 2019 and has a full service history complemented by full double glazing.



Extras

All fitted floor coverings curtains, window blinds and the aforementioned kitchen appliances are to be included in the sale.

Gardens, Garage & Factor

In addition to the private balcony the property benefits from access to beautiful landscaped gardens bordered by mature trees. There is ample parking space close to the entrance of the property and the flat further benefits from a secure single garage included in the sale with up and over door, power and light. The common areas of the building and the grounds are maintained by Charles White Factors at a cost of £96.75 per calendar month, reviewed annually.

Viewing

By appointment through Neilsons 0131 625 2222.





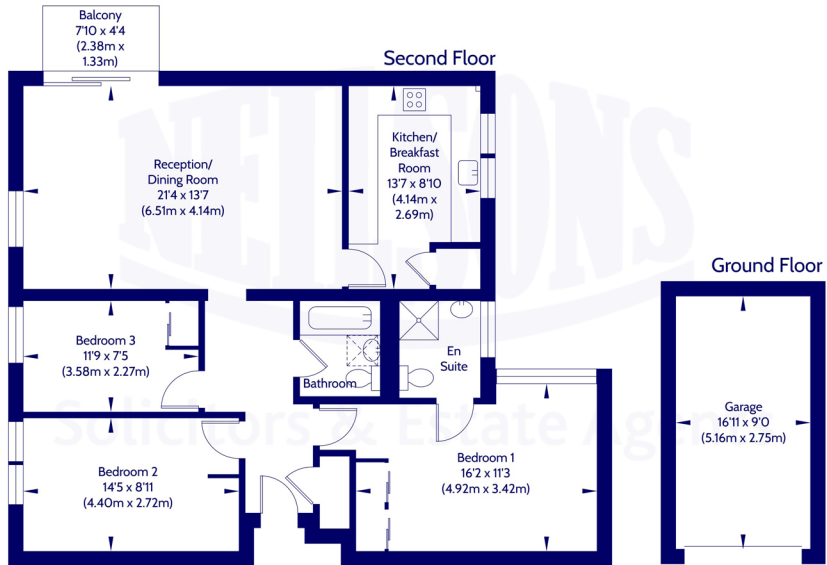
Location

The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping available in neighbouring Davidson's Mains or Barnton. A choice of supermarkets are available a short drive from the property, along with the Gyle Shopping Centre providing a good choice of high street named shops and stores. Frequent local bus services provide swift access to the city centre and surrounding areas and by car the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 95 Sq M / 1023 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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