



**4X Fair-A-Far, Cramond,
Edinburgh, EH4 6QD**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

BRIGHT AND SPACIOUS

ONE-BEDROOM, TOP FLOOR FLAT



Bright and spacious, one-bedroom, top floor flat, situated in the sought after Cramond area of Edinburgh, close to beautiful walks at Cramond beach and the River Almond, good transport links and shops at Barnton and Davidson's Mains. The flat is now in need of modernising and is sold as seen, an ideal opportunity to add your own stamp to a property and it benefits from a generous terrace, with stunning views. The accommodation consists of a communal entrance stair, with a lift, a hall, a light filled dining/living room, with access to the terrace, wood panelling and a sliding door leads into the bedroom. The kitchen has a range of fitted units and appliances. The double bedroom has a fitted wardrobe, a walk-in wardrobe, a cupboard, wood panelling and a sliding door to the living room and the bathroom has a sky light. There is a large, paved terrace with plenty of space to entertain and to relax and enjoy the sun all day and the beautiful view. There is a private carport space.



The living room and bedroom have been virtually staged

Communal entrance with lift

Hall

Dining/living room

Kitchen

Double bedroom

Bathroom

Private terrace

Double glazing

Electric storage heating

Private car port space

Factored by James Gibb - approx. £1020 per annum, includes communal maintenance and building insurance

(Sitting room and bedroom have been virtually staged)





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, blinds, light fittings, hob are included in the sale (no warranties given). The oven and washing machine are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

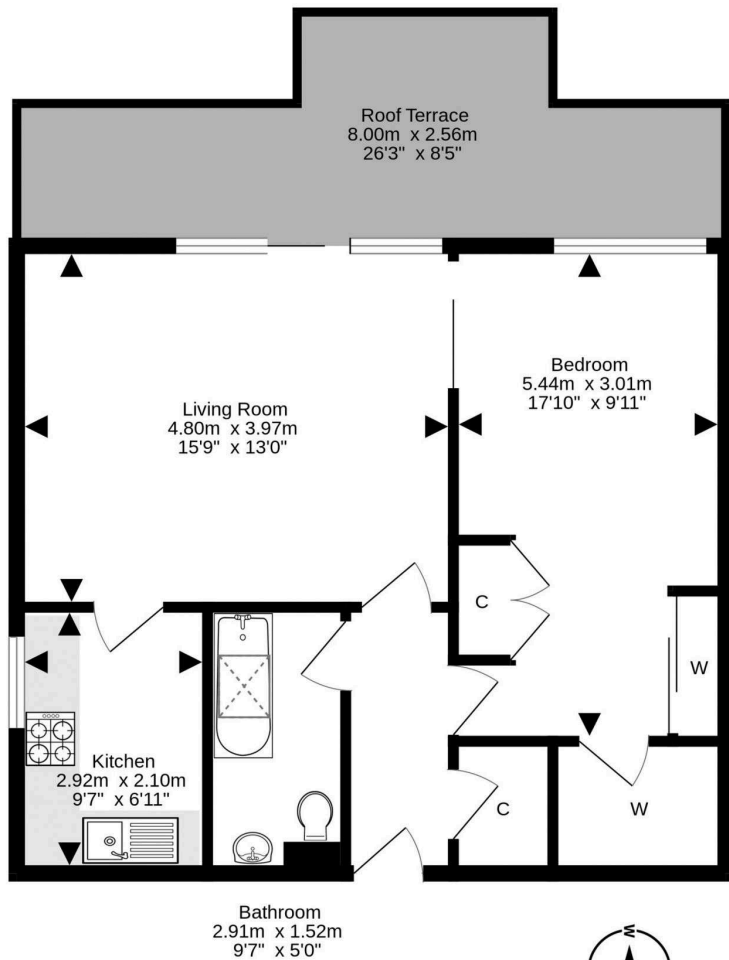
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Home Report Valuation

£165,000

EPC Rating

E



TOTAL FLOOR AREA : 53.0 sq.m. (570 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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