



2E Fair-A-Far, Whitehouse Road

CRAMOND | EDINBURGH | EH4 6QD



MURRAY
BEITH
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2E Fair-A-Far is a ground floor flat within a purpose-built development with lift. Benefitting from gas central heating, external store and allocated parking within the development, this property would benefit from some upgrading and presents a great opportunity for a first-time buyer or rental investor.

Welcoming hall with generous shelved storage cupboard; dual aspect living room; kitchen fitted with a range of wall mounted and floor standing units; double bedroom with built-in-wardrobe; bathroom with three-piece suite comprising WC, wash hand basin and bath.

There are also two drying rooms for communal use on the lower ground floor.

External storage cupboard that would easily accommodate bikes. Allocated space within the development car port, with further unrestricted parking on the surrounding streets.

Well-maintained communal grounds.

All fixtures and fittings are included in the sale and are believed to be in working order, however this is an executry sale and no warranties will be given regarding white goods, boiler and services.

From 1 February 2022, residential properties in Scotland are required to have installed a system of inter-linked smoke alarms that comply with BS EN14604:2005 and heat detectors that comply with BS 5446-2:2003, together with carbon monoxide detectors that comply with British Kitemark EN50291-1. No warranty is given that any interlinked system has been installed in this property that complies with the above, and interested parties should make their own enquiries.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

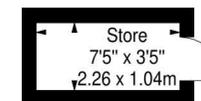
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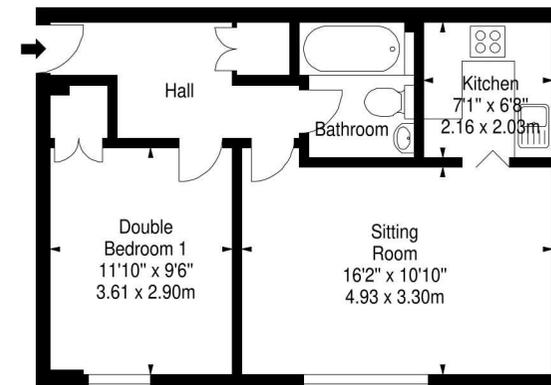
The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities.
3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs.
4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.
6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property.
7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.
8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers.
9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Ground Floor



Ground Floor

Fair A Far,
Edinburgh,
Midlothian, EH4 6QD



Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
Store
Approx. Gross Internal Area
26 Sq Ft - 2.42 Sq M
For identification only. Not to scale.
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Location

Fair-A-Far lies on the edge of the charming village of Cramond, approximately 4 miles to the west of the City Centre. A host of local amenities can be found within Cramond, as well as Davidsons Mains and Parkgrove. Further shopping can also be found at the Gyle Shopping Centre and a Tesco Superstore is also located in Corstorphine. Cramond foreshore and yacht club are a pleasant stroll along the banks of the River Almond, where there are also a number of cafes/galleries and a path through Dalmeny Estate leads all the way to the Hawes Inn in South Queensferry. There are several local golf courses and Cramond Kirk plays host to a number of very active clubs and societies. There are also a variety of local access points to the city's cycle path network nearby. Further leisure and recreational facilities include Gyle Park, David Lloyd and Drum Brae leisure centers. Local schooling is well represented at both Primary; Cramond Primary School, and Secondary level; Royal High. Local buses run regularly along Whitehouse Road to and from the city center and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.