

COULTERS<sup>©</sup>

# 44/10 CRAMOND ROAD NORTH

CRAMOND, EDINBURGH, EH4 6JA

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

This is an extremely spacious three bedroom apartment, presented to an excellent standard and situated in the highly desirable coastal village of Cramond. Peacefully positioned on the top floor with an attractive outlook, the apartment forms part of a relatively small, particularly well-kept development which is set-back from the road and offers the convenience of lift access.

The property has a practical layout with all of the rooms feeding off a large entrance hall with two handy storage cupboards. With a dual, south-west aspect, the sitting room is bright and sunny and capable of accommodating large items of furniture. The well-designed kitchen/dining room has excellent cabinet and worktop (all granite) space as well as high quality integrated appliances that include oven, grill, gas hob, double fridge, double freezer, washing machine and dishwasher. The principal bedroom suite is a vast and luxurious double room which features built-in dressing table, drawers, twin mirrored wardrobes, desk and a stylish shower room. The two remaining doubles are also generous rooms with built-in wardrobes. A family bathroom with bath, overhead shower, sink with vanity unit and WC, completes the accommodation.

## KEY FEATURES



Substantial apartment with sunny triple aspect



Factored development with well-kept communal grounds



Cramond beach & promenade nearby



Three double bedrooms, en suite & guest bathroom



Single garage and residents parking



Conveniently close to Edinburgh Airport





Heating and hot water are provided by a gas central heating system operated by a modern Worcester Bosch boiler (2020) and double glazing is fitted throughout. Hardwired and interlinked fire alarms have been installed to meet the required standard. The factor for the development is Trinity Factors and the annual service charges are approximately £1,800 which includes buildings insurance.

The development benefits from well-kept shared gardens which surround the building and there is a communal store on ground level which provides secure storage for bikes, golf clubs and other equipment. A single car garage with electric up and over door also forms part of the sale (one of only four apartments within the development which have a garage) and there is parking for residents.







## THE LOCAL AREA

A historic fishing village of traditional lime-rendered houses where the River Almond meets the Firth of Forth, Cramond has grown into one of the most desirable residential areas in Edinburgh owing to its quaint coastal ambience just six miles northwest of the city centre. With a rich heritage dating back more than two thousand years, the picturesque waterfront and harbour promise a tranquil vacation from the hustle and bustle of the capital. A popular destination for lazy Sunday strolls (and parkrun on Saturdays), the promenade which is just a stone's throw from the property, stretches all the way to Granton Harbour, and extends along the banks of the River Almond - with plenty of traditional pubs and bistros to visit along the way! Cramond is served by an excellent selection of local amenities in neighbouring Barnton and Davidson's Mains, with more extensive shopping and leisure facilities provided in nearby Corstorphine and at the Gyle Shopping Centre. The area is well placed for fantastic schools in both the public and private sector. Thanks to its position on the northwest fringes of the city, Cramond enjoys close proximity to Edinburgh City Bypass, Queensferry Crossing, and Edinburgh Airport. Outstanding public transport links, as well as an extensive network of cycle paths, also provide swift and easy access into the city centre, with a bus stop just a couple of doors down.

## EXTRAS

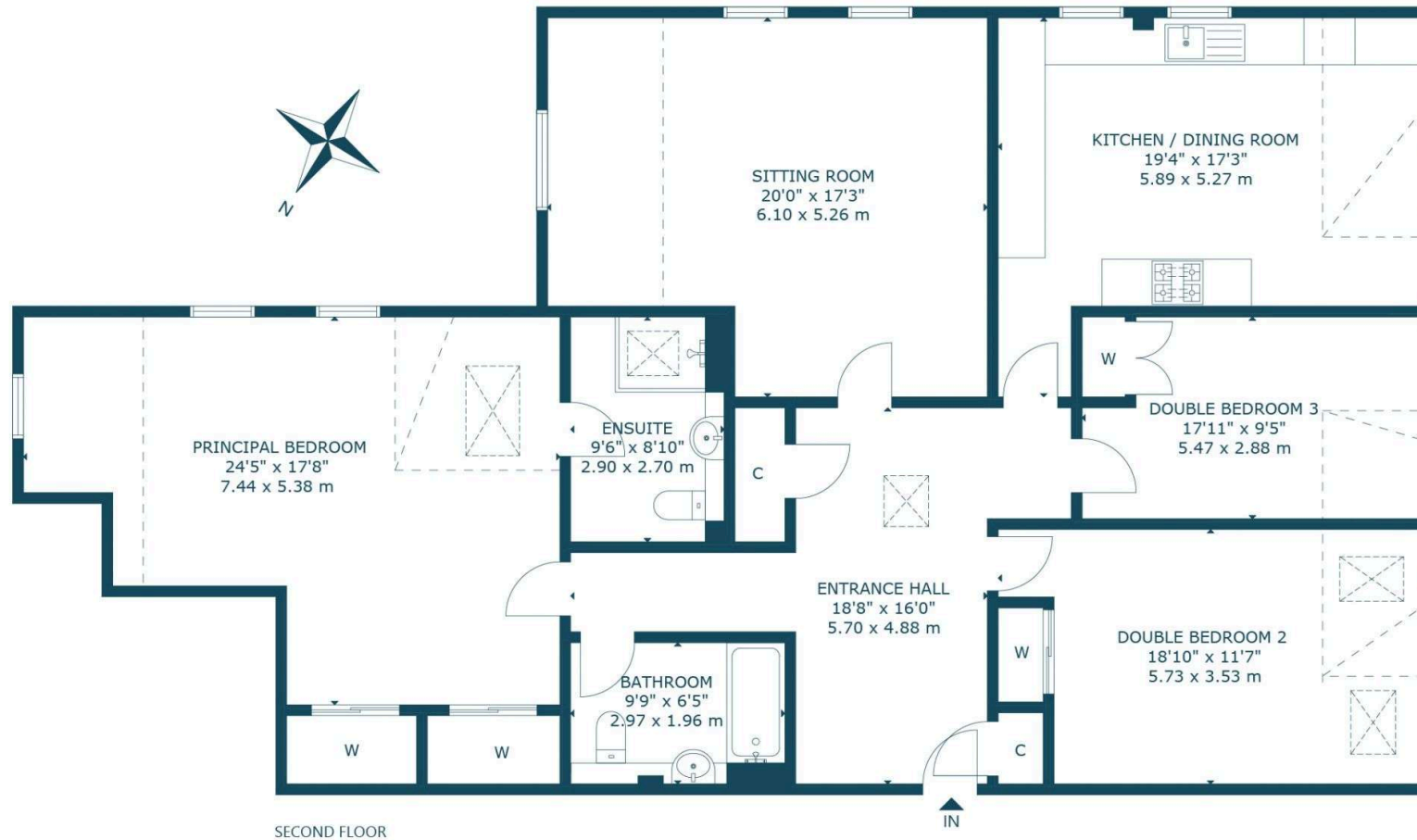
All blinds, fitted flooring, light fittings and white goods are included within the sale price. Other items may be available by separate negotiation.











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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,771 SQ FT / 165 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## 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.