











Offers Over
£190,000

8S Fair a Far

Cramond | Edinburgh | EH4 6QE

Forming part of an established courtyard development within beautifully landscaped grounds in the prime residential area of Cramond is this well presented, two bedroom fourth floor flat. In move in condition the property also benefits from lift and stair access plus a car port, and it is sure to appeal to first time buyers, professionals and downsizers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Lift
-  Communal gardens
-  Car port
-  EPC rating – D
-  Council tax band - D



Description

The well proportioned accommodation briefly comprises of an entrance vestibule and hallway with storage, a light and airy dual aspect lounge with a box bay window and delightful outlook, a modern kitchen with sleek white wall and base units with co-ordinated worktops, splashback tiling, and space for a table and chairs, two bedrooms both with attractive views and one with a large walk in storage cupboard, and a partially tiled bathroom with a white suite, shower over the bath and a heated towel rail. The property further benefits from electric heating, double glazing and a useful external private storage cupboard.



Extras

All fixtures and fittings are included in the price along with the electric oven and hob, washing machine, and integrated fridge/freezer and dishwasher. No warranty will be given in respect to the appliances.

Gardens & Parking

There are well maintained landscaped communal grounds, mainly laid out to lawn with attractive well stocked borders. There is residential parking within the grounds together with an allocated carport.

Factoring

The communal areas and grounds are maintained by James Gibb at a cost of approximately £70 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

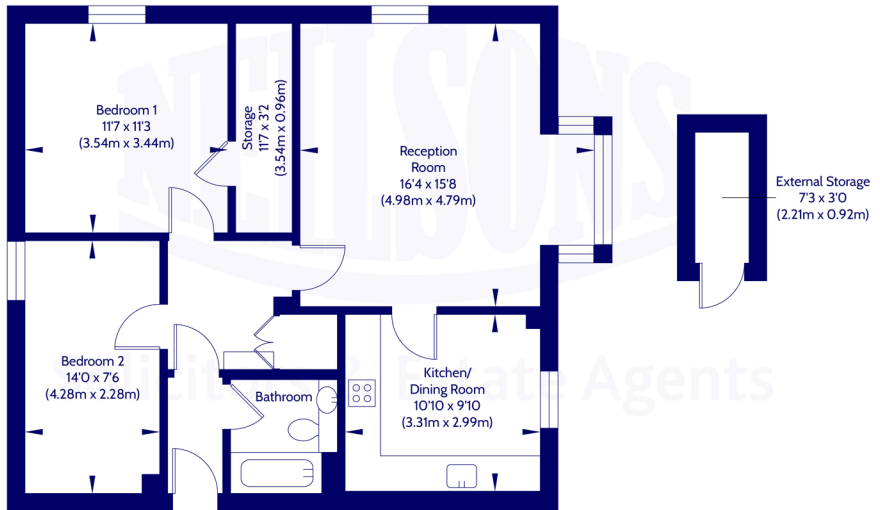
Situated in the much sought-after area of Cramond, the private Fair A Far estate sits adjacent to the tranquil riverbank of the River Almond with a woodland backdrop near to the Fair A Far Mill ruins and waterfall. Nearby access to the River Almond Walkway provides peaceful walks along the riverside with Cramond beach, harbour and promenade also close by. There are many golf courses, water sports and yacht clubs available within the area. The property is located a short walk from Cramond Primary school and is also ideally placed for excellent local nurseries, as well as The Royal High Secondary School. 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 with the city bypass within easy reach linking the main Scottish motorway network and Edinburgh International Airport. The City Centre and surrounding areas are easily accessible by means of excellent frequent public transport.





Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

Third Floor



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.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

