



1/3 Avenel,
Cramond, Edinburgh, EH4 6GX

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with extensive storage.
- Attractive & generously proportioned bay windowed living room with feature fire.
- Spacious dining kitchen with integrated appliances,
- Master bedroom with built in wardrobes. & four piece ensuite bathroom with shower.
- French doors to private patio area at rear.
- Further double bedroom with built in mirrored wardrobes.
- Bedroom three, currently used as a dining room, with French doors to private patio at front.
- Freshly presented shower room.
- Gas central heating.
- Double glazing
- Well maintained communal grounds.
- Ample residents' parking.

GENERAL DESCRIPTION

A well-presented ground floor flat forming part of an established exclusive modern development in the highly regarded and much sought after Cramond district of the City neighbouring the Barnton district. The property is a short journey to the northwest of the Edinburgh City Centre and there are a range of amenities close by. The property would be suitable for a family looking to stay in the area for catchment areas for schools or somebody downsizing and looking to remain in a sought after location. The property is brought to the marketplace in move-in condition.





LOCATION

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 FITTED FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, DISHWASHER AND MICROWAVE (CURRENTLY NOT IN WORKING ORDER). THERE IS A FURTHER MICROWAVE WHICH WILL BE INCLUDED WITHIN THE FOR SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



FACTORING NOTE

The Development Is Factored By Speirs Gumley At An Approximate Charge Of £1,400 Per Annum. This Covers The Maintenance Of All The Communal Areas And Also The Blocks Buildings Insurance.

COUNCIL TAX BAND	G
TRAIN STATION	APPROXIMATELY 2.6 MILES TO EDINBURGH GATEWAY.
AIRPORT	APPROXIMATELY 4.8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

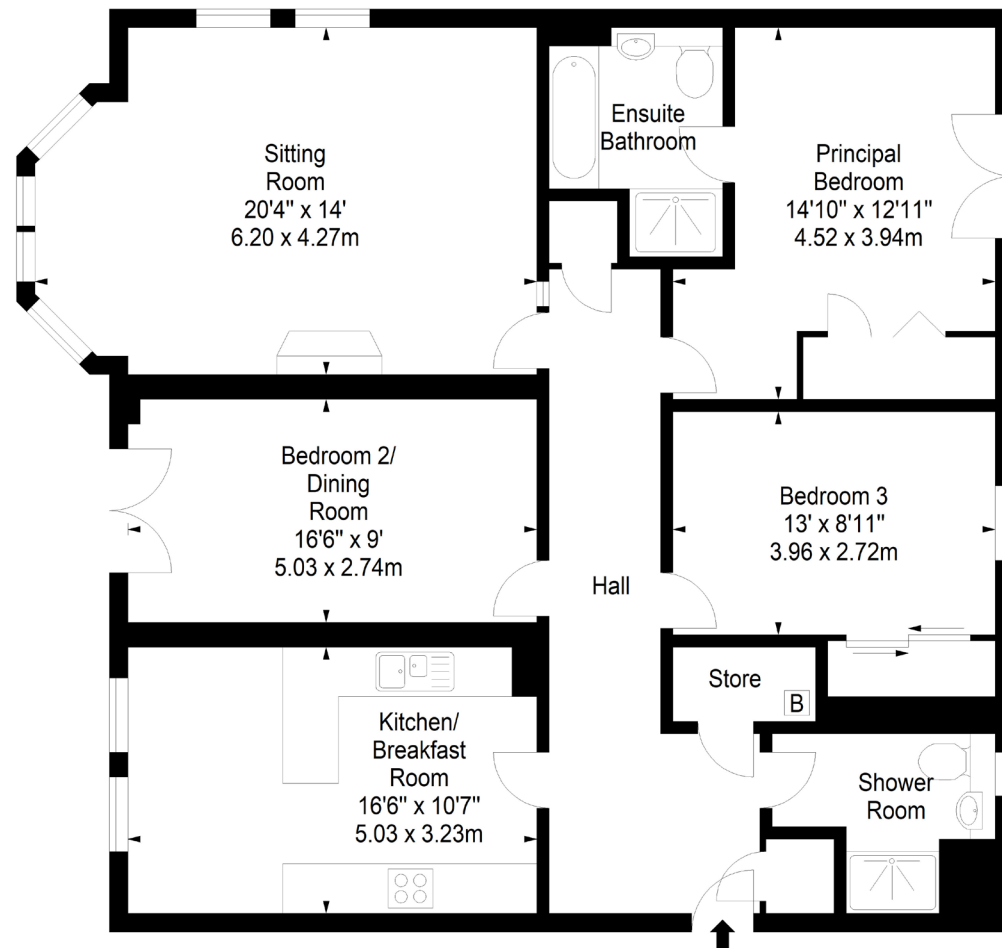
**Avenel,
Edinburgh,
Midlothian, EH4 6GX**



Approx. Gross Internal Area
1283 Sq Ft - 119.19 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.