



6 Almond Bank Cottages, Cramond, Edinburgh, EH4 6PJ

Beautifully Presented, One Bedroom, Ground Floor Cottage Flat with Garden

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Beautifully-presented, one-bedroom, ground-floor cottage flat, with a garden, set in a traditional stone-built building, in an enviable location close to the river Almond walkway, in the desirable Cramond area, to the north-west of Edinburgh city centre.

Comprises an entrance vestibule, living room/kitchen, double bedroom and shower room.

Recently refurbished and decorated, features within the property include a fitted kitchen with appliances, a modern shower room, modern electric heating, TV and telephone points and double glazing.

Externally, there is a small private garden and storage room to the rear, with a mature shared garden beyond; and ample unrestricted on-street parking to the front.

The entrance vestibule opens into the well proportioned open plan living room/kitchen which features wood effect flooring extending throughout the majority of the property, a fireplace with a tasteful surround, a small storage cupboard and spotlights.

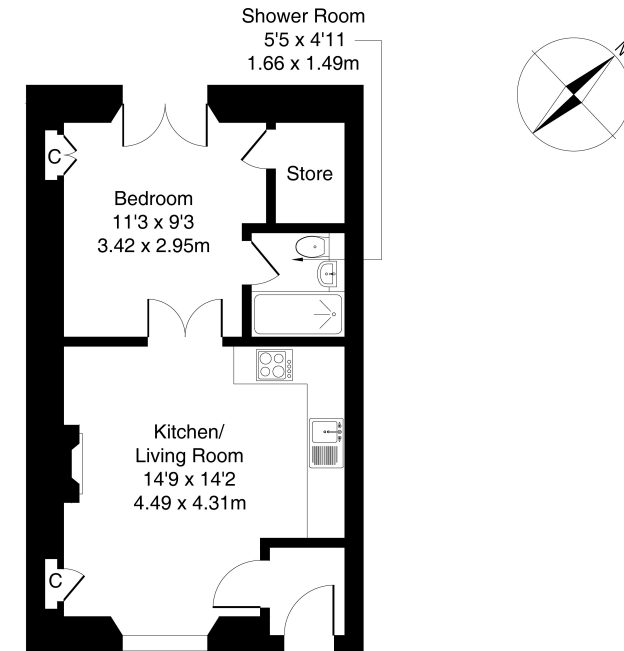
To the side, the kitchen is fitted with wall and base units, a sink with drainer, a tiled surround and with appliances including an integrated oven, extractor hood, fridge/freezer, washing machine and a new ceramic hob.

Set off the living room, the bedroom features a central light fitting, a press cupboard, a large storage cupboard and patio doors accessing the rear garden. Completing the accommodation, the shower room is fitted with a white suite, a large shower cubicle with an electric unit, wall panelling and a ladder-style radiator.

A 360 Virtual Tour is available online.



6 Almond Bank Cottages, Cramond, Edinburgh, EH4 6PJ
Approximate Gross Internal Area: (388 sq ft - 36 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Cramond is an exclusive and historic village on the River Forth, on the northern outskirts of Edinburgh, with excellent local shopping facilities at nearby Barnton and Davidson's Mains. There is good local shopping, whilst The Gyle Shopping Centre has an extensive range of high-street names, and a Sainsbury's and Marks & Spencer can be found at Craigleith Retail Park. Cramond's waterfront offers fine views over the Forth to Fife, pleasant walks by

the River Almond, a pedestrian causeway linking to Cramond Island, along with prestigious golf courses and open parks nearby. The area is served by excellent nurseries, primary and secondary schools, both state-run and private sector. Convenient bus services and the city bypass and M8 are within close proximity, giving easy access to the Forth Road Bridge and motorway network.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.