



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.

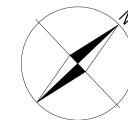
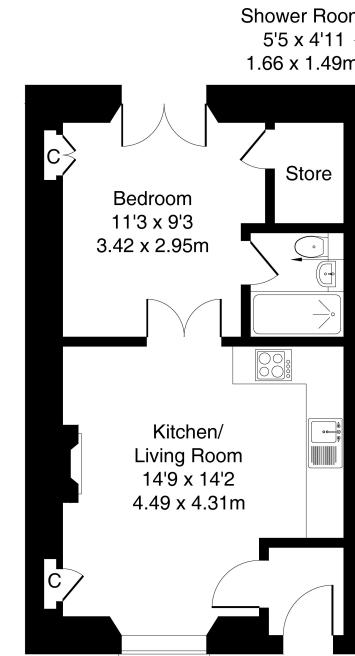
Externally, there is a small private garden and storage room to the rear, with a mature shared garden beyond; and ample unrestricted on-street parking to the front.

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.



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 Craigleath 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.





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