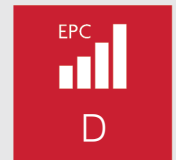




**Thorntons**   
The right way to move

41 Fair-A-Far,  
Cramond,

Edinburgh, EH4 6QB







## Summary

Set within commuting distance of Edinburgh city centre, this immaculately presented three-bedroom terraced house. The home enjoys spacious accommodation with an open-plan, sun-facing reception space, engineered oak flooring, and an ultra-modern breakfasting kitchen with contemporary cabinetry. The residence further boasts two sun-filled double bedrooms with fitted wardrobes and a versatile third bedroom. Completing the accommodation is the modern shower room on the ground floor and a family bathroom on the first floor. Externally, the property benefits from private garage parking and a secure, enclosed rear garden with outdoor seating space. Extras: all fitted floor and window coverings, light fittings, kitchen appliances, plus fixed units in the lounge and dining area are included.

## Features

- Attractive mid-terrace house
- Exclusive coastal development in Cramond
- Strolling distance from Cramond Beach and River Almond
- Neutral interiors throughout
- Entrance hall with storage
- Open-plan living room and garden room
- Stylish integrated breakfasting kitchen
- Two southwest-facing double bedrooms
- Versatile third bedroom
- Family bathroom
- Modern shower room
- Enclosed rear garden with outdoor seating
- Residents' garage parking
- GCH and double glazing



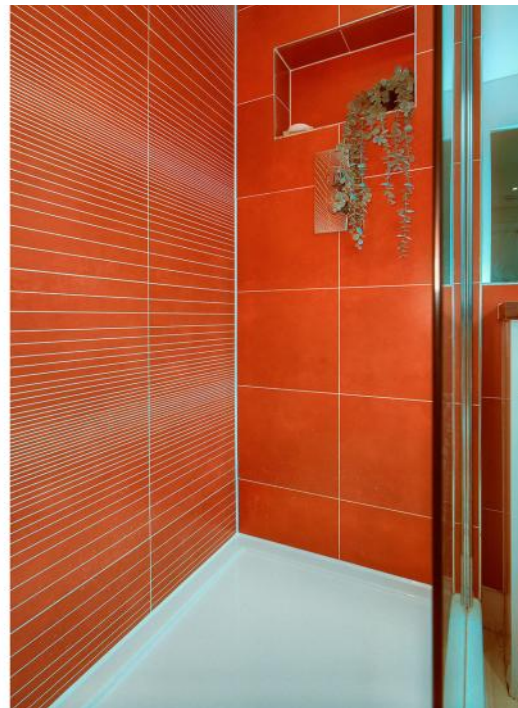
“Enjoying an open-plan kitchen, living room and conservatory with bi-folding doors to an enclosed rear garden with outdoor seating space - ideal for entertaining.”













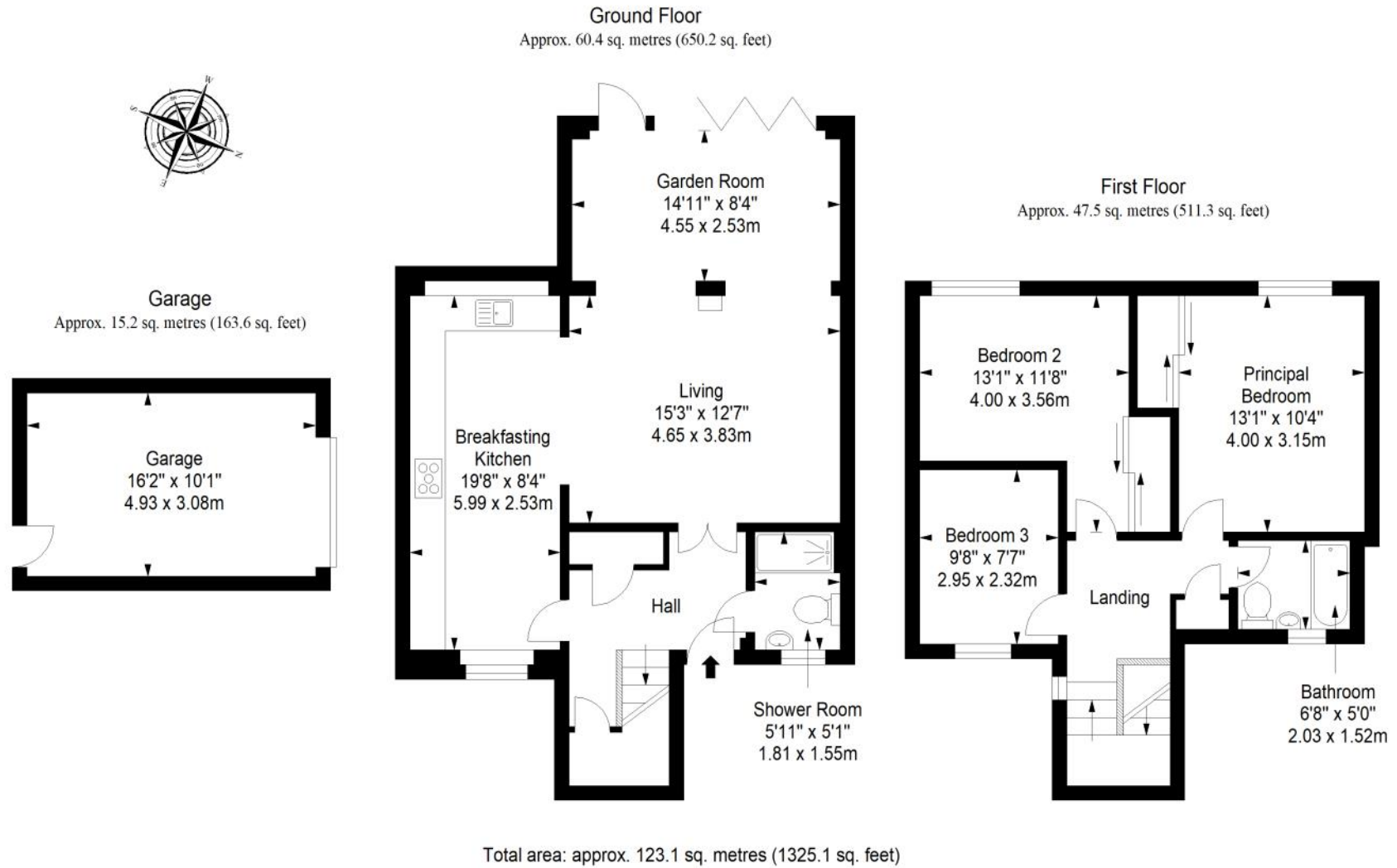
"This striking three-bedroom, two-bathroom family home is sure to appeal to a wealth of buyers."







# Floorplan





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