



**This top floor flat with balcony forms part of a popular development, situated next to the River Almond in the picturesque village of Cramond. The spacious balcony offers fantastic open views north and west over the surrounding countryside and as far as Fife on a clear day.**

**The accommodation comprises, briefly: Hall, Lounge with patio doors to the Balcony, Fitted Kitchen, spacious Double Bedroom and a Bathroom.**

**The flat is double glazed and is heated by a combination of white meter heaters and wall mounted electric heaters.**

**The block is served by a lift to all floors.**

**Externally, there is a private allocated car port as well as visitors parking and well kept landscaped gardens.**

**CRAMOND  
6W FAIR A FAR, EDINBURGH**



**URQUHARTS  
PROPERTY**

## LOCATION

The flat is situated in the picturesque village of Cramond on the banks of the River Almond and lies approximately 5 miles north west of Edinburgh City Centre. The village is served by a post office/general store and there is a Safeway supermarket in nearby Davidsons Mains. Local schools include Cramond Primary and the Royal High. The area is popular with walkers and cyclists with a walkway by the banks of the Firth of Forth and the River Almond. While benefiting from this quiet, rural location, the flat is ideally located for those wishing to commute, as Queensferry Road is only a short distance away providing quick and easy access to the City Centre, City Bypass, the Forth Road Bridge, Airport and the M8, M9 motorway network. There is also a regular bus service to and from the City Centre.

## DESCRIPTION

The flat, which would now benefit from some improvements, comprises:- an entrance hall with three large cupboards providing excellent storage space; a spacious lounge with sliding patio doors to the west which open on to a good sized balcony which offers fantastic open views north and west; the kitchen which is accessed from the lounge with a double window to the west and fitted floor and wall mounted units with stainless steel sink and tiled splashback; a double bedroom with windows to the north and west and large mirrored wardrobe; and an internal bathroom with a ceiling skylight which provides light and is fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc. There are fitted carpets throughout with the exception of the kitchen which has vinyl flooring. The car port provides an exclusive parking space with additional visitors parking.

## INCLUDED IN THE PRICE:

Fitted carpets and floor coverings and also the washing machine, cooker and fridge freezer in the kitchen. No warranty will be given in respect of the appliances.

## SERVICES

The control panel for the storage heaters is located within the kitchen and the electricity fuse box and meter are located in one of the hall cupboards.



## COMMON CHARGES

There is a common charge which it is understood is currently £58 per month covering routine items of common expense and common buildings insurance.

## COUNCIL TAX

Band C

## ACCESS FOR SURVEYORS

Contact A & W M Urquhart.

## PRICE

Offers over £110,000

## VIEWING

Sunday 2-4pm or by appointment.

## POSTCODE

EH4 6QE

## HOME REPORT

The Home Report for this property is available free of charge from A & W M Urquhart by calling 0131 556 2896 or email [enquiries@urquharts.co.uk](mailto:enquiries@urquharts.co.uk).

## NOTES

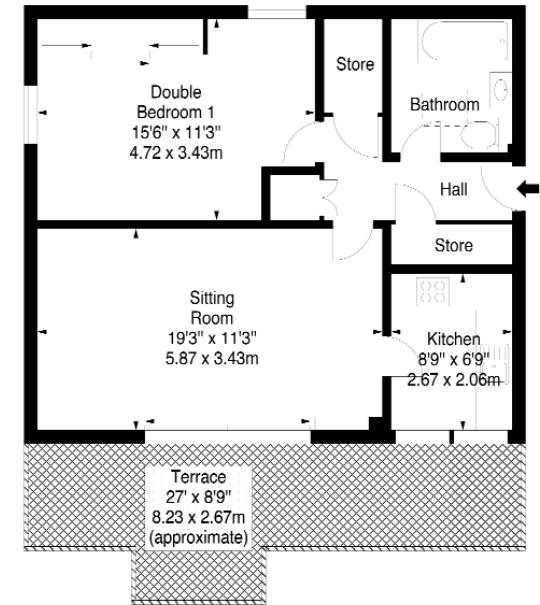
Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way. Without prejudice to the foregoing generality:-

1. all measurements are approximate and any plans are for guidance only and are not guaranteed in any way;
2. services, appliances and other items of a working nature have not been checked or tested by this firm and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally; and
3. where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

These particulars are not intended to nor will they form part of any contract.



Fair A Far, EH4 6QE  
Approx. Gross Internal Area  
610 Sq Ft - 56.67 Sq M



Top Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

URQUHARTS  
PROPERTY

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