



Flat 4, 3 Avenel,
Edinburgh, Midlothian, EH4 6GX



An exceptional first floor apartment enviably situated within an exclusive landscaped development. Beautiful leafy setting close to Cramond foreshore and the River Almond

 2 Bed  2 Bath  2 Reception

Forming part of an exclusive landscaped development, this wonderfully light and spacious first floor apartment offers around 1,253 square feet of flexible living space. The welcoming hall is an excellent introduction to the style and character of the flat and offers practical storage. The sitting room is both elegant and stylish and is open plan in design to the dining room, which is currently used as a home office/snug. Large windows including a deep bay window in the sitting area flood the entire room with light and take full advantage of the leafy views. The contemporary kitchen also has space to dine and comes complete with integrated appliances. French doors from the dining area open to a Juliette balcony and similarly delightful views. The principal bedroom has fitted wardrobes and a stylish en-suite bathroom with separate shower. There is a further double bedroom with fitted wardrobes and an extensively tiled shower room. Additional benefits include gas central heating, double glazing, a lift and a secure door entry system. The development is factored by Speirs Gumley. A quarterly payment of approximately £550 covers stair cleaning and lighting, maintenance of the communal areas and a block Insurance Policy Premium.

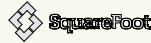
Features

- Reception hall
- West facing bay windowed sitting room
- Open plan dining room currently home office/snug
- Stylish kitchen/breakfast room with integrated appliances and Juliette balcony
- Principal bedroom with fitted wardrobes and four piece ensuite bathroom
- Second double bedroom also with fitted wardrobes
- Contemporary shower room
- Gas central heating
- Double glazing
- Lift
- Secure door entry system
- Residents' and visitor parking
- EPC Rating B

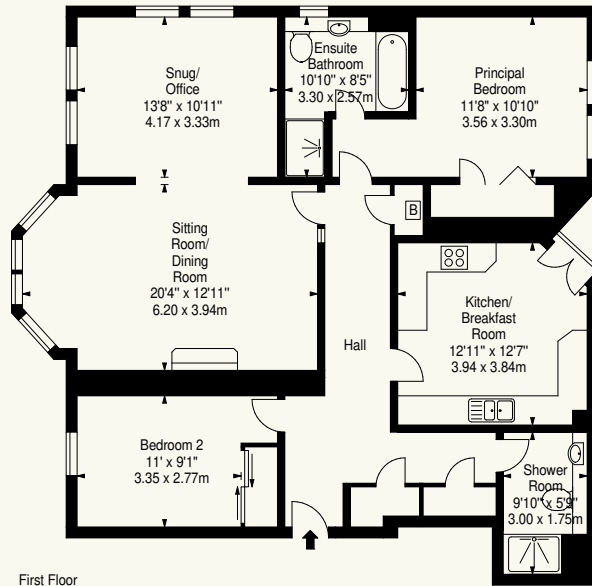
Fixed Price £410,000

Offered £10,000 Below Home Report Value

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Approx. Gross Internal Area
1253 Sq Ft - 116.40 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



The charming village of Cramond is located on the north western outskirts of the city, bordered by the Forth Estuary to the north and the city itself to the south. The area is considered to be one of the capital's most desirable residential suburbs which, despite its leafy setting, is just over four miles from the city centre and within minutes of the city by-pass, Edinburgh International Airport, the Queensferry Crossing and the central motorway network. Undeniably picturesque and of considerable historic importance, the village is ideally suited to family living. There are excellent schools within walking distance including Cramond Primary School and The Royal High School, and in the private sector Cargilfield Preparatory

School. Local shops include those at the Barnton junction where there is a Scotmid, a gift shop/café, a Starbucks, a Herringbone Restaurant and a post office. The village of Davidsons Mains offers further independent shopping facilities and a Tesco Metro. There is also a Tesco Extra just over the hill in Corstorphine. Cramond foreshore and yacht club are a pleasant stroll along the banks of the River Almond where there are also a number of cafes/galleries and a path through Dalmeny Estate leads all the way to the Hawes Inn in South Queensferry. There are several local golf courses and Cramond Kirk plays host to a number of very active clubs and societies. There are also several local access points to the city's cycle path network.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.