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7 Fair-A-Far Cottages, Whitehouse Road, Edinburgh, EH4 6PQ

Beautifully Presented & Rarely Available, One-Bedroom, Ground Villa with Garden

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Property Description

Beautifully presented and rarely available, this charming one-bedroom ground-floor villa forms part of an attractive period terrace in the highly sought-after Cramond area of Edinburgh. Offering stylish interiors and a private garden, the property is ideally suited to first-time buyers, professionals, downsizers, or investors.

Comprises an entrance hall, living/dining room and kitchen, a double bedroom, shower room, and a WC.

Features include a fitted kitchen with integrated appliances, modern bathrooms, contemporary flooring and lighting. In addition, there are double-glazed sash and case windows, gas central heating, and good storage.

Externally, there is a south-westerly facing garden to the front with tall privacy hedging, and a shared drying green to the rear.

A welcoming entrance hall provides space for outerwear and gives access to a convenient WC, fitted with a two-piece suite and a side-facing window. To the front, a bright and spacious open-plan living, dining and kitchen area is beautifully finished with light, neutral décor, wood-effect flooring, recessed spotlights, two contemporary pendant light fittings, and a useful built-in cupboard.

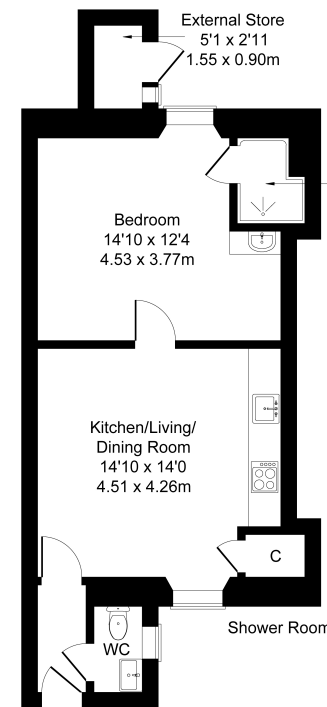
There is ample room for both lounge and dining furniture, while the modern kitchen is fitted with wall and base units, complementary worktops, a tiled splashback, a sink with drainer, and integrated appliances including a hob, oven and fridge/freezer.

Set off the living space, the exceptionally generous double bedroom continues the attractive wood-effect flooring and neutral décor, and benefits from a fitted vanity unit with wash hand basin, together with a stylish en-suite shower, creating a comfortable and private retreat.



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Approximate Gross Internal Area
474 sq ft - 44 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, located on the northern outskirts of Edinburgh. Nearby Barnton and Davidson's Mains provide excellent local shopping facilities. The Gyle Shopping Centre offers a wide range of high-street stores, while Craigleith Retail Park includes a Sainsbury's and Marks & Spencer. The waterfront at Cramond features beautiful views across the Forth to Fife, pleasant riverside walks along the River Almond,

and a pedestrian causeway leading to Cramond Island. Prestigious golf courses and open parks are also close by. The area benefits from excellent nursery, primary, and secondary schools in both the state and private sectors. Convenient bus services operate locally, and the nearby city bypass and M8 provide easy access to the Forth Road Bridge and the wider motorway network.





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