

20 (flat 6) Cramond Road North, Cramond, Edinburgh, EH4 6JE



Description

A truly unique duplex apartment part of a small modern development enjoying far-reaching views across the Firth of Forth in the highly desirable village of Cramond. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention detail, this exquisitely designed home has been meticulously fully renovated and remodelled and comes with deluxe fixtures and fittings further enhanced by many eye-catching finishing touches. Offering an enticing opportunity for city professionals and families, the location of this impressive home provides an attractive balance of village lifestyle and city living and viewing is highly recommended.

Features

- Unique 4 bed duplex apartment part of established landscaped development
- Situated in a sought after residential area close to excellent transport links, local amenities, recreational facilities and reputable schooling
- Immaculate accommodation over two levels
- High spec kitchen with integrated appliances
- Four double bedrooms
- Exquisitely fitted bathroom suites
- Gas central heating and double glazing ensures comfortable and ambient living environment
- Innovative and intelligent fire suppression system (Plumis Automist)
- Residents parking

Extras

The integrated double oven, microwave, hob, hood, washing machine, dishwasher and fridge/freezer are included. Additional items of furniture are available by separate negotiation.

Factor

The development is factored by Trinity Factors for approx. £90 per calendar month according to the vendor. This includes block buildings insurance and maintenance of communal areas.

EPC Rating: B



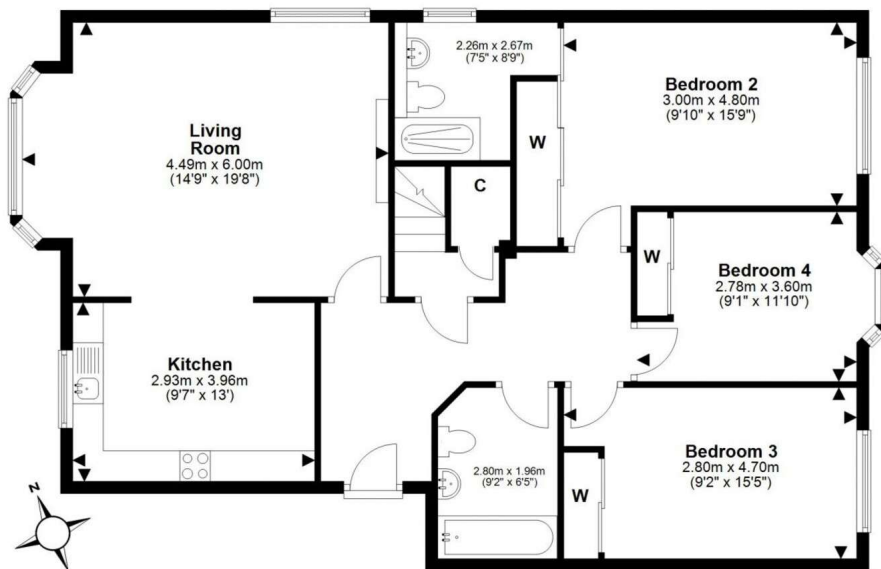
Location

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 a few miles from the city centre and has easy access to the city by-pass, Edinburgh International Airport, the Forth Bridges and the central motorway network. Undeniably picturesque and of considerable historic importance, the village is ideally suited to family living. There are excellent schools nearby 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, Starbucks and Herringbone restaurant. Nearby Davidsons Mains offers further independent shopping facilities and a Tesco Metro. There is major stores including M&S and Sainsbury at Craighleith Retail Park. 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 a number of local access points to the city's cycle path network.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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