

Fraser & Brooks Co W.S.

Solicitors, Notaries Public and Estate Agents

33 FAIR A FAR
EDINBURGH, EH4 6QB



Nestled peacefully in Edinburgh's sought-after Cramond, this bright and spacious three-bedroom terraced home whilst in need of modernisation offers much potential.

Welcomed into a bright hallway you move through to a modern kitchen leading to one of two east-facing sunrooms. Sizeable in layout, gloss wall and floor units in a natural tone lie on each side and are complemented by grey quartz-effect worktops and a colourful tiled splashback. Integrated appliances include an induction hob, extractor hood, eye-level microwave and oven. The adjacent sunroom leading into another, offers versatile and light-filled accommodation along with garden access. On this floor along with a WC are two generously proportioned double bedrooms, one featuring built-in wardrobes. Ascending to the first floor either by stair or lift you arrive at a spacious east-facing living room. With a tasteful décor and a living flame fireplace, it allows for a variety of furniture configurations. Adjoining via a sliding door is a third light-filled double bedroom with built-in storage, whilst a wet room completes the accommodation. Externally, the mature garden with fruit trees, enjoys an easterly aspect and there is residents' parking to the front along with a detached brick single-car garage.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Three-bedroom terraced home
- Expansive and bright lounge
- Two versatile east-facing sunrooms leading to the garden
- Sizeable kitchen with garden access
- Three double bedrooms
- Wet room and WC
- Lift
- Rear garden
- Electric heating
- Double glazing
- Residents' parking and a single-car garage

Area

Cramond is a sought-after residential area north-west of Edinburgh's city centre. A variety of outdoor amenities and leisure pursuits include the David Lloyd Health Club in Corstorphine, The Royal Burgess Golf Club, and Drumbrae Leisure Centre. Enjoy scenic walks along the scenic River Almond Walkway; at Cramond beach, promenade and harbour; and Corstorphine Hill, as well as at picturesque Lauriston Castle. Daily shopping needs are met at Barnton and Davidsons Mains which boasts a post office and Tesco amongst other retailers. The Gyle shopping centre with a Marks and Spencer's and Morrison's is a ten-minute drive, as is Craighleith Retail Park which has a large Sainsbury's and Marks and Spencer's supermarket. Well-regarded schooling includes Cramond Primary School and The Royal High School, and it is ideally situated for some of Edinburgh's finest private schools including St George's School for Girls, Stewart's Melville College, The Mary Erskine School, and Cargilfield School. The motorway network including the City Bypass is within easy reach as is Edinburgh International Airport and The Queensferry Crossing. Regular bus services take you quickly into the city centre.

EPC Rating: F

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



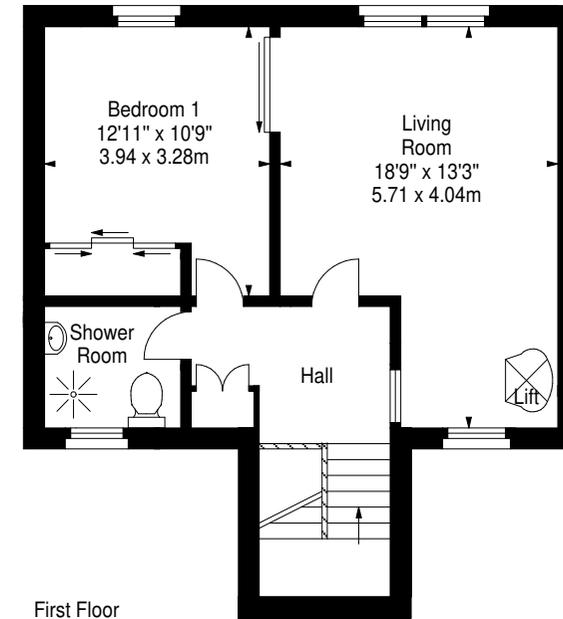
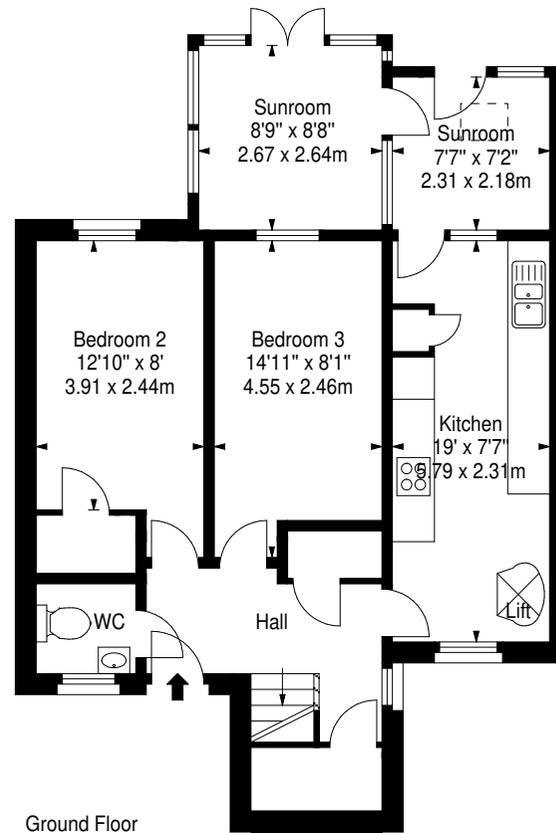
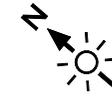




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Approx. Gross Internal Area
 1190 Sq Ft - 110.55 Sq M
 For identification only. Not to scale.
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