



49 Fair-A-Far Cramond Edinburgh, EH4 6QB



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Situated in the catchment area for Royal High School. Presented with tasteful contemporary interiors and benefiting from garage parking, this bright mid-terraced house which has been recently renovated to a high standard boasts three double bedrooms, two shower rooms (one en-suite), and an open-plan living room and stylish kitchen opening onto a sunny enclosed garden. The appealing property is ideal for families and growing families. It is quietly located in the sought-after coastal suburb of Cramond, five miles from the city centre and with easy reach of major road links and the airport for travelling further afield. It is within walking distance to River Almond walk and is a convenient setting for getting in and out of the city, with access to the A90 and M8.

Please contact us for more information:

0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



Features

- Mid-terraced house with stylish versatile interiors
- Peaceful coastal suburb
- Cramond primary school is just 0.2 miles away (2-minute car journey or 6-minute walk)
- Situated in the catchment area for Royal High School. (10-minute car journey)
- 15-minute walk to Cramond Beach
- Cramond Medical Practice is less than 10-minute walk away
- Bright entrance hall with storage
- Open-plan living room and kitchen with garden access
- Three double bedrooms
- Two chic shower rooms (one en-suite)
- Enclosed south-facing garden with two sheds
- Detached single garage
- Allocated parking
- Gas central heating and double glazing







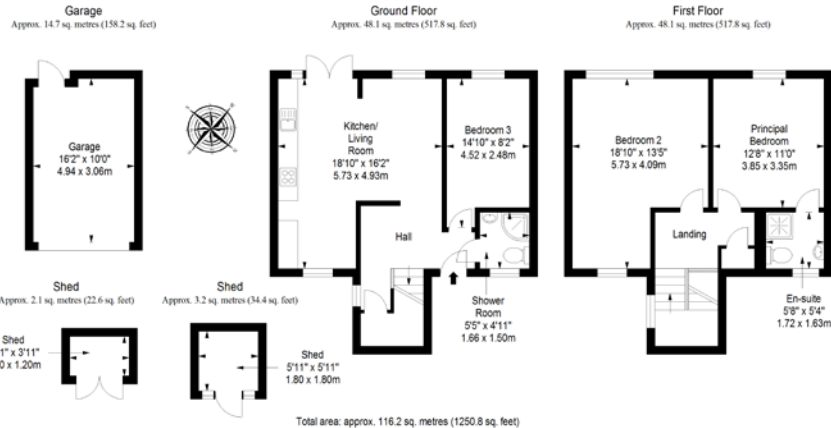
“Mid-terraced house with stylish versatile interiors, an open-plan living room and three double bedrooms”







Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

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Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

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EPC Rating - C | Council Tax band - E | Home Report value - £395,000

Extras: to be included in the sale all fitted floor and window coverings, light fittings, all integrated appliances, as well as the washing machine and fridge/freezer. Some items of furniture may be available by separate negotiation.

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