

4T Fair A Far

EDINBURGH, EH4 6QD



*A STUNNING TOP-FLOOR RETREAT WITH AN
EXTRAORDINARY FULL-LENGTH BALCONY*



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McEwan Fraser Legal is delighted to present this exceptional one-bedroom top-floor apartment, beautifully positioned within the highly desirable Fair-A-Far development in the heart of Cramond. Fully renovated by the current owners and boasting one of the most impressive balconies you are likely to find in Edinburgh, this stunning home offers a rare combination of contemporary luxury, breathtaking views and peaceful riverside living.

Accessed via a secure and immaculately maintained communal entrance with lift access, the development immediately conveys a sense of quality and exclusivity. Residents also benefit from private parking and beautifully maintained communal grounds.

The Property



The welcoming hallway offers excellent practicality with two generous storage cupboards, while the spacious double bedroom provides a calm and comfortable retreat. Beautifully decorated in neutral tones, the bedroom benefits from elegant double doors opening into the living area, enhancing the feeling of space and flexibility throughout the home.

The bright and spacious living room is flooded with natural light thanks to large sliding patio doors that seamlessly connect the interior with the balcony. The result is an airy, uplifting living space that feels both peaceful and inviting. Flowing naturally from the lounge is the beautifully appointed kitchen, featuring sleek modern cabinetry, integrated washing machine and dishwasher, quality finishes and a stylish breakfast bar perfectly positioned to make the most of the views.



The Bedroom







The standout feature of this remarkable home is undoubtedly the magnificent balcony, which extends along the full length of the property. Rarely found in Edinburgh apartments, this outstanding outdoor space creates a genuine extension of the living accommodation and provides the perfect setting to relax, entertain or simply enjoy the stunning surroundings throughout the year. Finished with contemporary glass balustrades to maximise the outlook, the balcony enjoys wonderful views over mature greenery, the nearby River Almond and beyond towards the picturesque coastline at Cramond Beach.





The bathroom has been thoughtfully designed to maximise both style and functionality. Finished to a high specification with fully tiled walls, integrated bath, shower facilities and contemporary fittings, the room exudes a luxurious feel. A ceiling window provides natural light, creating a bright and refreshing space rarely found in apartment living.

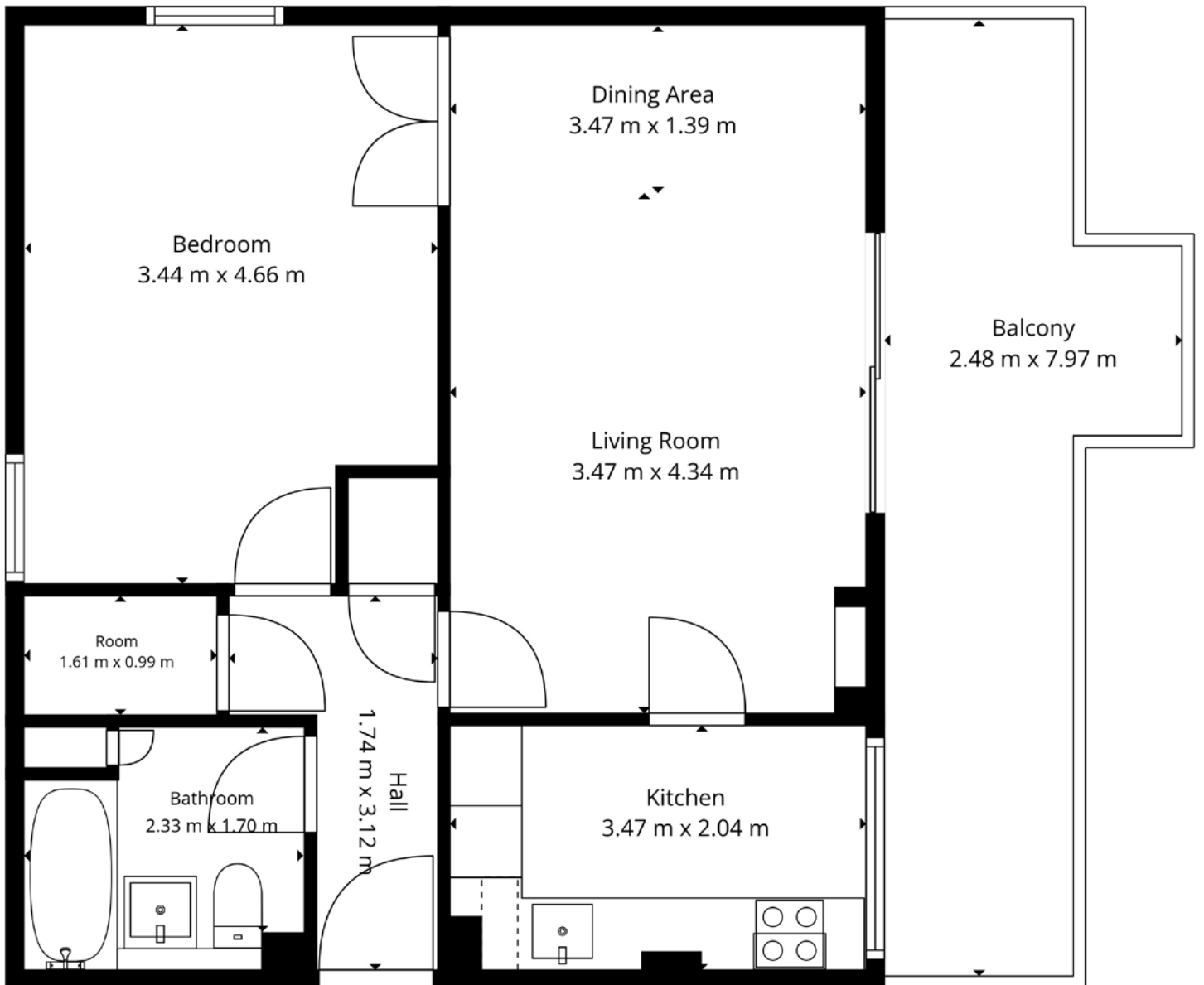




The apartment itself has undergone a comprehensive renovation, with significant investment made in creating a stylish, turn-key home finished to an exceptional standard. New flooring, radiators and a beautifully designed kitchen have transformed the property into a modern and sophisticated living space. Further benefits include double glazing, a modern combi boiler, resident parking and lift access.

Combining luxurious interiors, a truly spectacular balcony and some of the most attractive outlooks available within the capital, this exceptional apartment offers a lifestyle opportunity that is rarely available on the Edinburgh market. Early viewing is highly recommended.

The Property



Gross internal floor area (m²): 56m²

EPC Rating: D



Fair-A-Far is situated in the highly sought-after coastal suburb of Cramond, one of Edinburgh's most prestigious and picturesque residential areas. Renowned for its tranquil riverside setting and village-like atmosphere, Cramond offers a rare combination of peaceful surroundings and convenient access to the city centre.

The area is defined by its outstanding natural beauty, with the River Almond, Cramond Beach and the iconic Cramond Island all located nearby. These scenic landscapes provide exceptional opportunities for walking, cycling and outdoor recreation, making it a highly desirable location for those seeking a more relaxed lifestyle without compromising on connectivity.

Despite its peaceful setting, Cramond is extremely well-connected. Regular bus services provide swift and easy access into Edinburgh city centre, while the nearby Queensferry Road offers direct routes to the west of the city, Edinburgh Airport and the wider motorway network.

The Location

Local amenities are well catered for, with a selection of charming cafés, pubs and restaurants in the surrounding area, alongside everyday shopping facilities and larger retail offerings in nearby Craigleith and Corstorphine. The neighbourhood is also well regarded for its excellent schooling options and strong community feel.

Combining coastal charm, riverside walks and easy access to the capital, Cramond remains one of Edinburgh's most desirable residential locations, particularly for those seeking a peaceful yet well-connected lifestyle.





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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