

26/9 Avon Road

CRAMOND, EDINBURGH, EH4 6RD



*WELL APPOINTED TWO BEDROOM
TOP FLOOR FLAT IN CRAMOND*



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McEwan Fraser Legal is delighted to present this well-appointed two-bedroom top-floor flat in one of Edinburgh's most sought-after area of Cramond.

Inside, the property comprises a spacious living/dining area which offers various possibilities for furniture arrangements. The space is flooded with light from both sides of the building.









There is a fully equipped kitchen which is accessed from the main hall and is fitted with a gas hob, new fan oven and freestanding white goods.





There are two double bedrooms in the property and offer ample space for freestanding furniture.





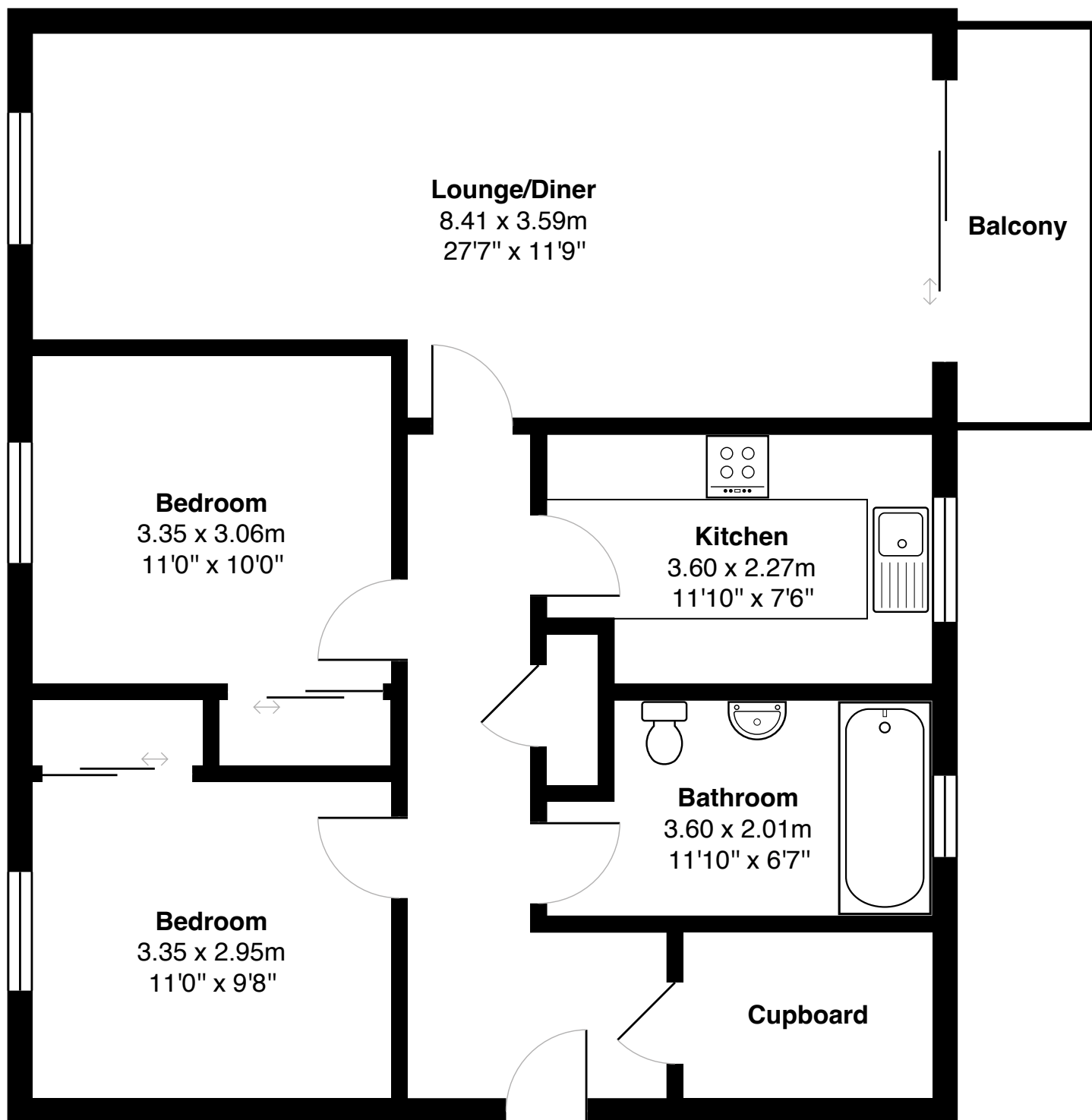
Bedroom 2





The flat has one large bathroom, which is fitted with a modern white suite and has a shower over the bath.





Gross internal floor area (m²): 82m²

EPC Rating: D



In addition to this, the property includes a box room for additional storage, which is where the gas combi boiler and fitted with double glazed windows, making for a cosy cost cost-effective home, year-round.

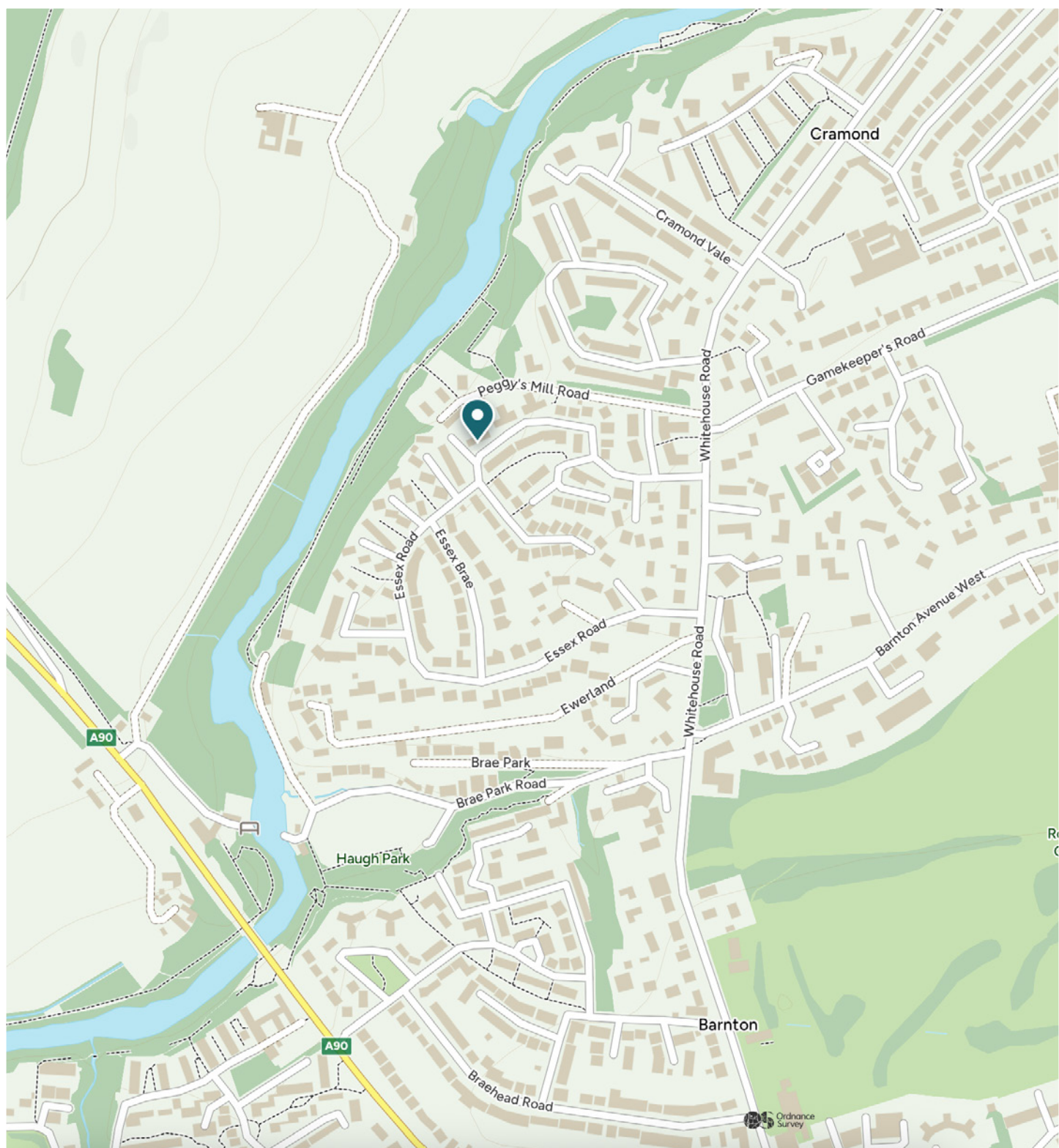




The property is located in the prestigious Cramond residential area of the city, in an attractive situation close to the playing fields of Cargilfield School, and the Royal Burgess and Bruntsfield Links Golf Clubs. There are attractive walks close-by including along the River Almond and up to Cammo, and down to the foreshore by Cramond. A good range of shopping facilities are located nearby in Barnton with an alternative choice at Davidson's Mains. Only a short drive away is the Gyle Shopping Centre with its extensive range of shops and high street outlets. Bus services operate from nearby to and from the city centre and to the surrounding areas.

The city bypass is easily reached, ensuring swift access to other out lying districts, Edinburgh Airport and the main motorway networks.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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