

9 Fair A Far

CRAMOND, EDINBURGH, EH4 6QB



*ATTRACTIVE THREE-BEDROOM END-TERRACED HOME
WITH FLEXIBLE LIVING SPACE, PRIVATE GARAGE AND
SECLUDED REAR GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





This beautifully presented and deceptively spacious three-bedroom end-terraced villa occupies an attractive corner position within a leafy residential development in sought-after Cramond. Enjoying a pleasant open aspect to the rear, generous and exceptionally private gardens, together with a substantial detached garage and dedicated parking, the property offers flexible family accommodation within easy reach of excellent local amenities, schooling and transport links.

Presented in stylish, move-in condition throughout, the property will appeal to professionals, couples and growing families alike, with internal viewing highly recommended to fully appreciate the space, flexibility and privacy on offer.

The accommodation is arranged over two levels and begins with a welcoming entrance hallway providing excellent storage, together with a useful two-piece WC and split-level staircase leading to the upper floor.

The Property

At ground level, the generously proportioned kitchen/dining room provides an excellent everyday living and entertaining space, with direct access to the rear garden. The contemporary kitchen is fitted with a good range of wall and base units, complementary work surfaces and integrated appliances including a gas hob, Samsung combination oven/air fryer and extractor hood.



BEDROOM 2



Two well-proportioned bedrooms are located on the ground floor, one with a built-in wardrobe. The second is currently arranged as a separate dining room, highlighting the flexibility of the accommodation and offering scope for use as a bedroom, home office, family room or formal dining space.





Bedroom 3





The upper floor opens into an impressive and spacious dual-aspect lounge, benefiting from excellent levels of natural light from the high, twin pitched ceiling with integrated roof lights, providing a comfortable and inviting main living space and home office area, with views over the trees and gardens.





BEDROOM 1



The principal bedroom is positioned to the rear, enjoying a pleasant leafy outlook and benefiting from built-in wardrobes.

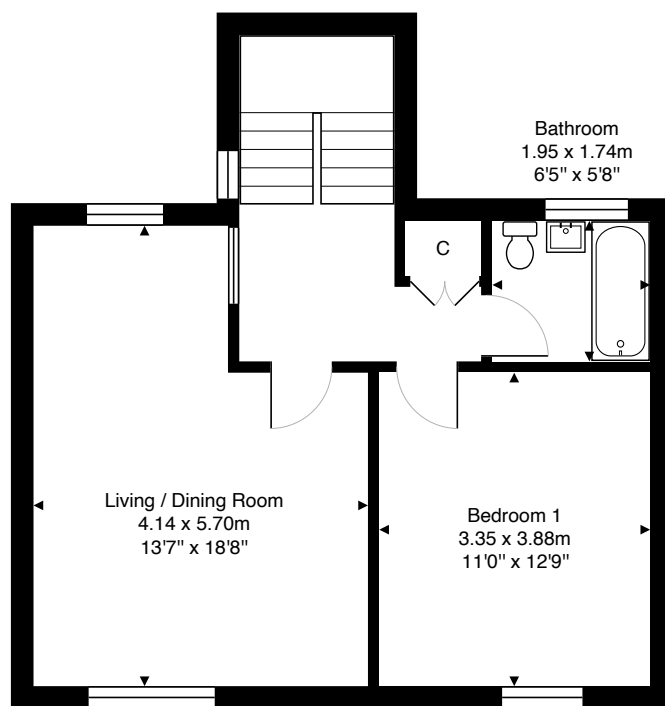
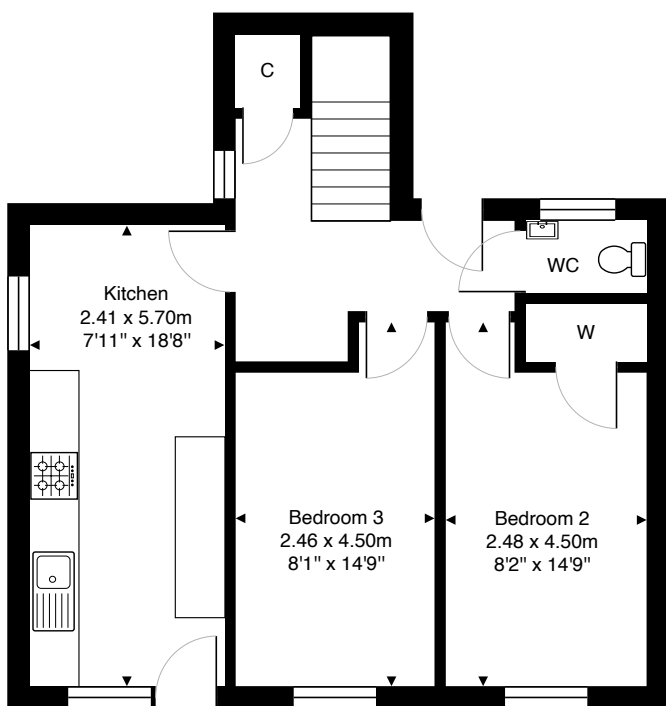
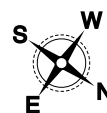
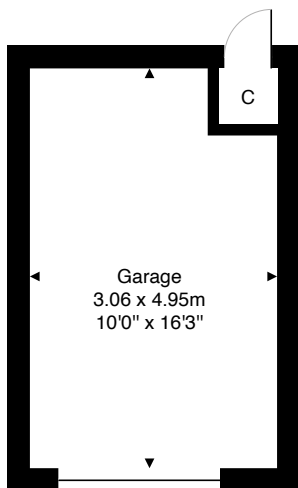




Completing the accommodation is the modern family bathroom, fitted with a white three-piece suite and mains shower over the bath. Further benefits include gas central heating with a combination boiler and double glazing throughout.



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Gross internal floor area (m²): 96m²

EPC Rating: D



Externally, there is a small area of garden to the front with a pathway leading to the entrance. A particular feature of the property is the larger-than-average, fully enclosed side and rear garden, which enjoys an excellent degree of seclusion and privacy and is not directly overlooked. A lockable side access gate provides convenient and secure entry, while to the side there is a large drying area with ample room for wheelie bins and additional storage.

Mature planting and established greenery create a peaceful setting, while the generous lawn, patio and decked areas provide superb space for children, outdoor entertaining, relaxing and al fresco dining.

The property also benefits from a substantial detached single garage, fitted with power and lighting. The garage offers generous additional storage beyond that of a conventional single garage, providing excellent practicality for bikes, outdoor equipment, seasonal items or workshop use. In addition, the property has its own designated parking space together with an adjacent guest parking space, both conveniently positioned beside the garage.







The location is another particular attraction. The picturesque River Almond walkway is within easy reach, providing excellent opportunities for walking and recreation, while Cramond Village and Cramond Beach are approximately a five-minute walk away. The area is also well served by public transport, offering convenient connections into Edinburgh city centre and surrounding areas.

A stylish, flexible and generously proportioned home in a highly desirable Cramond setting, combining excellent indoor accommodation with unusually private, non-overlooked gardens, substantial storage, dedicated parking and a detached garage, all within easy walking distance of the River Almond, Cramond Village and the beach.

The Location



Situated in the highly desirable Cramond area of Edinburgh, the property enjoys a peaceful residential setting while remaining well connected to the city and surrounding areas.

Cramond is particularly popular for its attractive village feel, scenic riverside and coastal walks, and access to Cramond Beach and Cramond Island. The area also offers a good selection of local amenities, cafés and everyday services, with further shopping available in nearby Barnton, Davidson's Mains and Corstorphine.

The property is well placed for a range of reputable schools and benefits from regular public transport links into Edinburgh city centre. Excellent road connections also provide convenient access to the City Bypass, M8, Queensferry Crossing and Edinburgh Airport.

With its combination of green spaces, coastal surroundings, strong transport links and established residential appeal, Cramond remains one of Edinburgh's most sought-after locations for family living.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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