



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**26/2 Avon Road**

CRAMOND, EDINBURGH, EH4 6RD



## THE LOCATION

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Cramond is a prestigious residential area of the city and the property enjoys an attractive location close Cramond Primary School and close to the playing fields of Cargilfield School. The Royal Burgess and Bruntsfield Links Golf Clubs are also close to hand. There are beautiful walks close-by including along the River Almond, up to Cammo and down to the foreshore by Cramond and Cramond Yacht Club. A good range of shopping facilities is located nearby in Barnton with further shopping available 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 too and from the city centre and to the surrounding areas. The city bypass is easily reached, ensuring swift access to other outlying districts, Edinburgh Airport and the main motorway networks.





## THE PROPERTY

Part Exchange available! McEwan Fraser is delighted to present this large three double bedroom ground floor apartment, with a balcony, to the market. The property is presented to the market in excellent internal order and benefits from gas central heating, double glazing, parking, communal gardens and secure access. The situation and proportions of the property make this a particularly exciting prospect for a couple or young family.

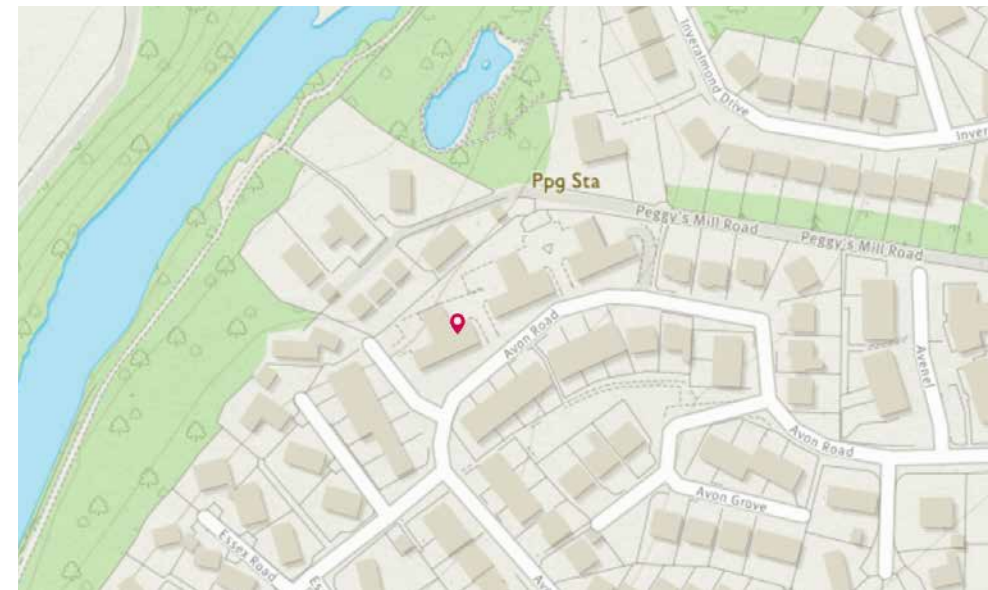
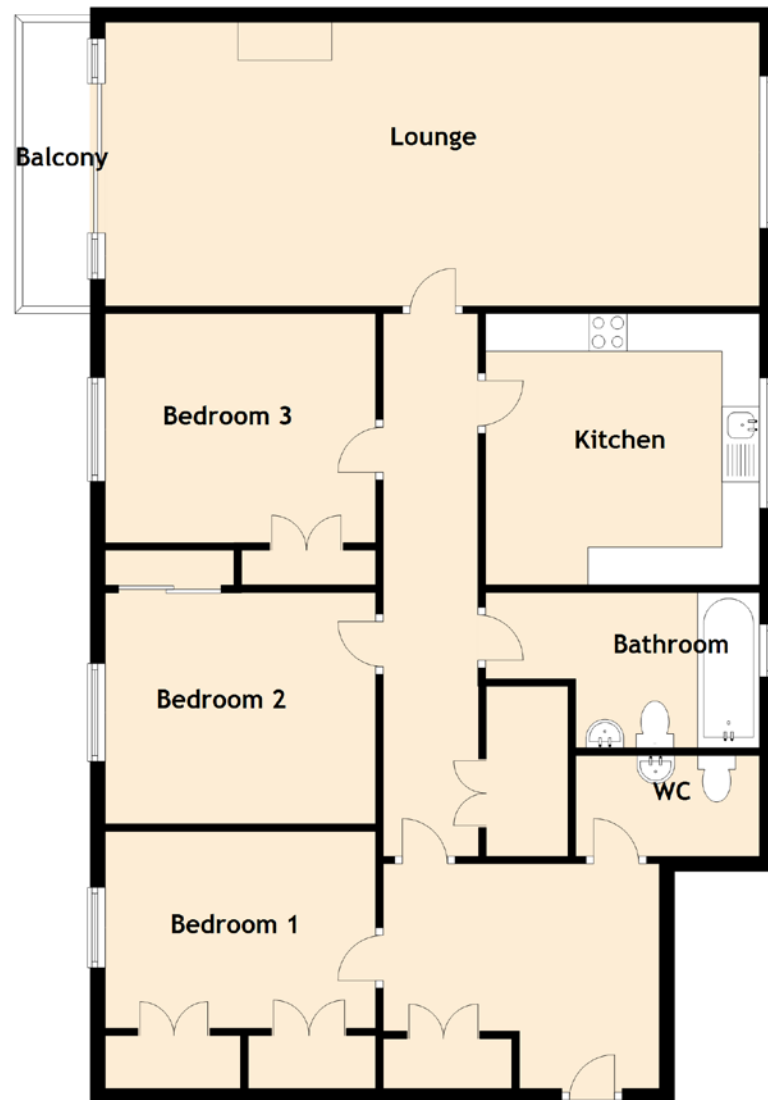
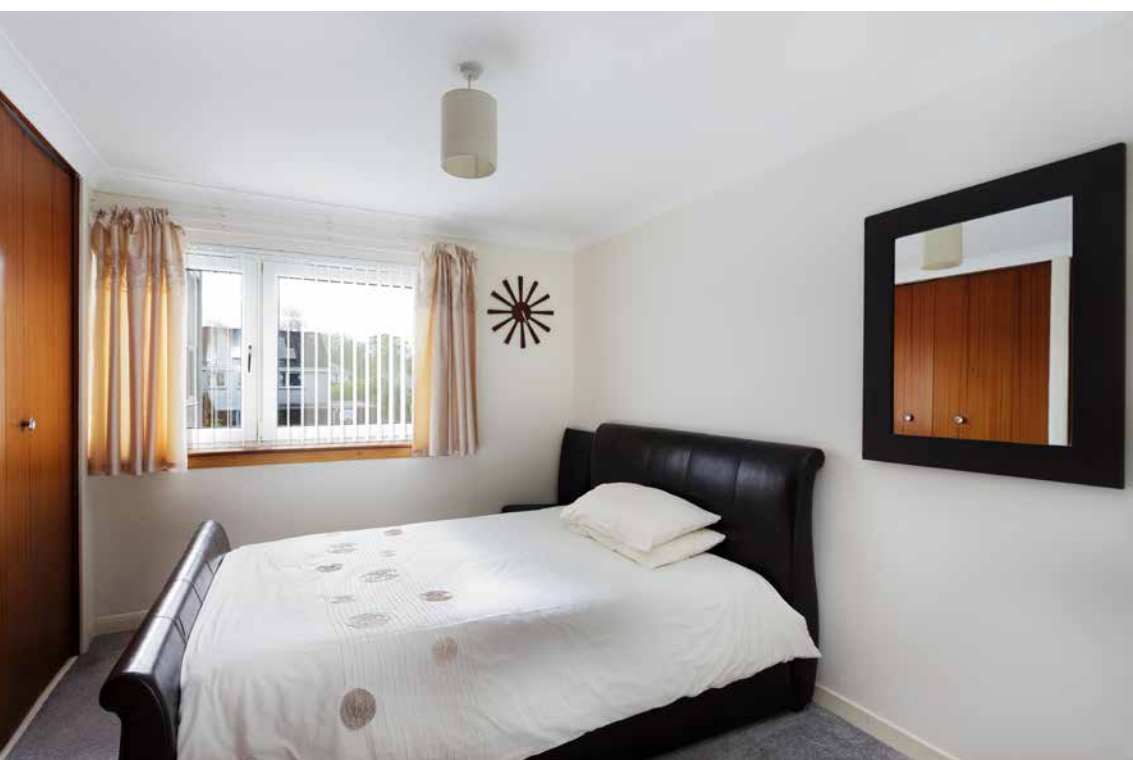
Internal accommodation is focused on a stunning dual aspect reception room with a balcony to one end. The floor space on offer gives plenty of flexibility to choose different layouts, but there is certainly room for a large suite of furniture and a dining table.



The breakfasting kitchen sits adjacent to the lounge and includes a good range of base and wall mounted units that offer excellent prep and storage space for the aspiring chef. There are three ample double bedrooms which all include built-in wardrobes and face away from the road towards the rear of the building for extra peace and quiet. The modern bathroom includes a large walk-in shower, vanity units, and WC. Internal accommodation is completed by a wide welcoming entrance hallway, which includes integrated storage a further separate WC.

Internal viewing is highly recommended.





Approximate Dimensions  
(Taken from the widest point)

Lounge	8.69m (28'6") x 3.76m (12'4")
Kitchen	3.64m (11'11") x 3.60m (11'10")
Bedroom 1	3.59m (11'9") x 2.81m (9'3")
Bedroom 2	3.59m (11'9") x 3.07m (10'1")
Bedroom 3	3.59m (11'9") x 3.04m (10')
Bathroom	3.59m (11'9") x 2.06m (6'9")
WC	2.44m (8') x 1.34m (4'5")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>  
EPC Rating: C





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Part  
Exchange  
Available

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