



SIMPSON & MARWICK

30/4 Brighthouse Park Cross

Cramond, EH4 6GU

simpsonmarwick.com

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Exceptional modern ground floor 3 bedroomed apartment in walk in condition with secure parking

- Spacious accommodation circa 1401sq.ft
- Excellent decorative order throughout
- One allocated underground parking space
- Excellent storage
- Landscaped communal grounds
- Gas fired under floor heating & double glazing
- Superb choice of schools in public and private sectors
- Easy access to city centre, airport and main arterial routes
- Good local transport links
- Many local amenities and Golf Clubs

Description

Constructed by the well regarded developers, the AMA Group, this impressive, bright and spacious ground floor apartment forms part of an architect designed development set around a landscaped courtyard and communal garden grounds. The flat enjoys excellent natural light and a specification of the highest standards resulting in a very comfortable and spacious home of circa 1401sq.ft.



Location

Cramond is an exclusive residential area a few miles to the north west of the city centre. There are excellent local shopping facilities at nearby Barnton and at Davidson's Mains. Larger retail stores can be found at The Gyle Shopping Centre and Craigleith Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond itself with the Cramond Beach promenade which is now host to the increasingly popular Boardwalk Beach Club and Park Run close by. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Factors: From 24/8/2021 new factors, Taylor & Martin take over. The previous factoring fees include all maintenance/inspection/repair and cleaning of common areas and care of the gardens. The fees also include building insurance. The total factoring charges for the last year amounted to around £1,200.

EPC Rating C

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
 1401 Sq Ft - 130.15 Sq M
 Store
 Approx. Gross Internal Area
 39 Sq Ft - 3.62 Sq M
 For identification only. Not to scale.
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