



22

**AVON COURT
22/4 AVON ROAD
CRAMOND
EDINBURGH
EH4 6RD**

This bright and attractive first floor flat forms part of a popular residential development situated within Edinburgh's highly regarded Cramond district.

Secure entrance, reception hallway, lounge/dining room, private south facing balcony, modern fitted kitchen, two double bedrooms and stylish shower room.

Modern gas central heating and triple glazing (with the exception of the bathroom)

Shared landscaped garden grounds and private covered parking.



GENERAL DESCRIPTION

This bright and attractive first floor flat forms part of a popular residential development situated within Edinburgh's highly regarded Cramond district. The property's accommodation comprises – reception hallway with doors to all rooms and large walk-in storage cupboard off; attractive lounge with feature fireplace and patio doors leading out onto the private south facing balcony; modern fitted kitchen with appliances; two double bedrooms both with built-in wardrobes; large stylish shower room. The property's specification includes modern gas central heating with radiators throughout. The property has triple glazing with the exception of the bathroom. Externally there are well tended shared landscaped grounds and a private covered parking space.

SITUATION

Cramond is one of the most sought after residential areas in Edinburgh, enjoying a peaceful situation on the South shore of the Firth of Forth with stunning views to match. It is approximately 4 miles North West of the City Centre. There are splendid walks nearby along the river Almond and at Cramond beach. There is local shopping in Cramond with further convenience shops, a post office and small supermarkets in nearby Barnton and Davidson's Mains. More extensive shopping facilities can be found at Craigleith Retail Park and the Gyle Shopping Centre, both within a short drive. The property lies within the catchment area of Cramond primary school and the Royal High school. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes.

ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE / DINING ROOM	27'6" x 11'9"	8.40m x 3.58m
KITCHEN	11'8" x 7'6"	3.58m x 2.29m
BEDROOM 1	11'1" x 9'11"	3.38m x 3.03m
BEDROOM 2	11'1" x 9'9"	3.38m x 2.98m
SHOWER ROOM	11'8" x 6'10"	3.15m x 1.69m



ENTRY

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: C

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.





Modern thinking for
200 YEARS
 1818 - 2018

Russel+Aitken
 solicitors and estate agents

Property Department
 16 Raeburn Place
 Edinburgh, EH4 1HN
 T : 0131 20 20 600
 F : 0131 315 4319
 E : enquiries@russelaitken.com

22/4 Avon Road

Schematic Diagram only - Not to scale