



5/5 Cargilfield View,
Edinburgh, EH4 6SY



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A fantastic opportunity has arisen to purchase this most impressive first floor apartment forming part of an exclusive modern factored development with secure video phone door entry system, lift and well maintained grounds. Located in the Cramond area, the property offers well-proportioned accommodation with gas central heating, double glazed windows and a private single garage.

The accommodation includes a wide entrance hall with two storage cupboards. The bright lounge is a large room with feature fireplace with LED electric fire, twin aspect windows and double doors leading to the dining room. The separate dining room has french doors leading to a private balcony which overlooks the rear. The kitchen has window to the rear, cupboard and is fitted with a range of base and wall units with the gas hob, electric fan double oven, fridge/freezer, dishwasher and washing machine to remain. The main bedroom has window to the front, fitted wardrobe and en-suite shower room fitted with a two piece white suite with window to the side. There are two further double bedrooms both with fitted wardrobes, with one having french doors leading to a private balcony which overlooks the front. Completing the accommodation is the bathroom fitted with a white three piece suite with shower over the bath.

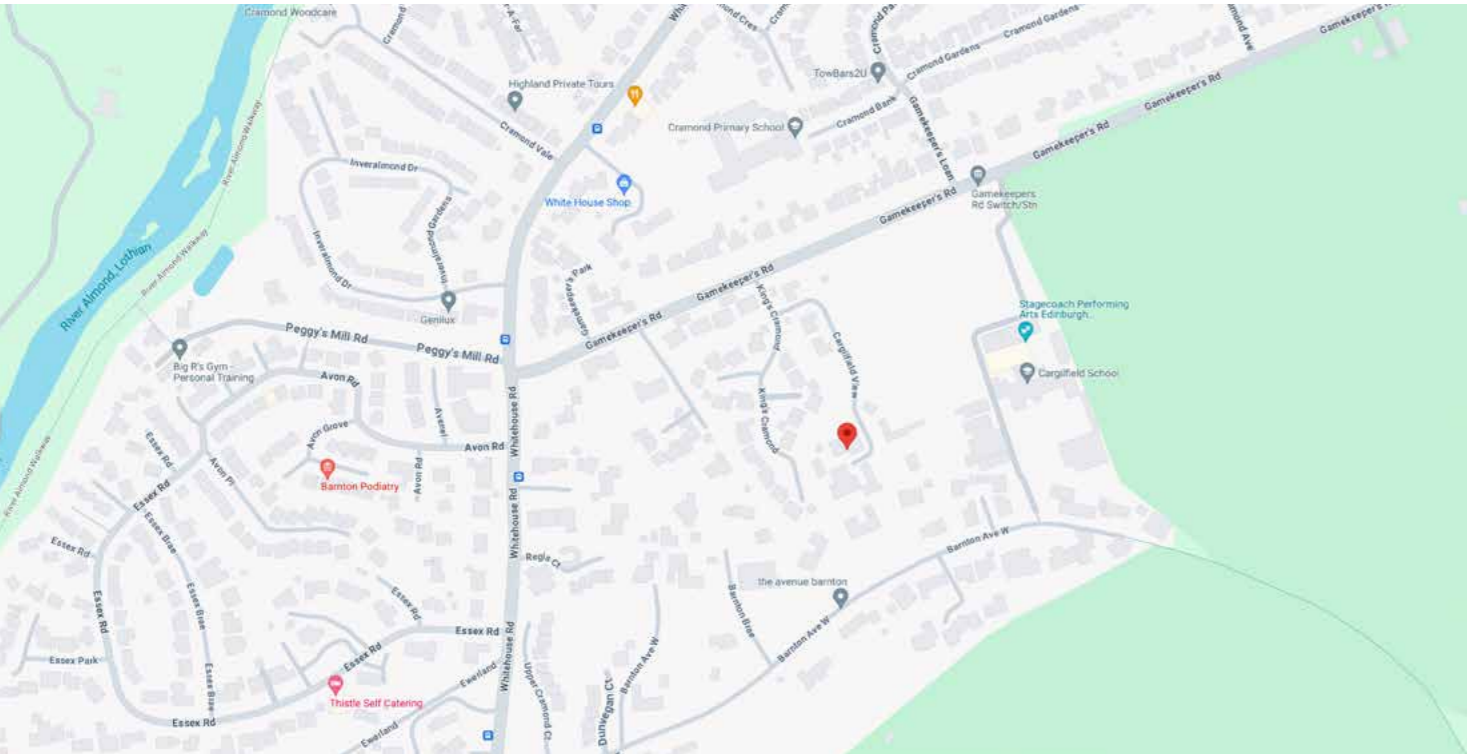
Externally, the property is set within landscaped garden grounds and there is a private single garage with electric powered door. The development also has seven unallocated parking bays available for residents and visitors. On the ground floor is a communal bike store.

Early internal viewing of this lovely apartment is essential.





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Area Description

Cramond is located in the north west of Edinburgh and offers easy access into the city centre. There are good local amenities with a Scotmid Co-op supermarket and Post Office at close by Barnton, with more comprehensive shopping to be found at the Gyle Shopping Centre and Craighleith Retail Park just a short journey away. There are local primary and secondary schools along with private schools including Cargilfield

which is located a very short walk from the house. For nature lovers, there are some lovely walks and running trails within easy reach at Corstorphine Hill and there is a footpath along the nearby River Almond which leads down to the shore at Cramond. The property also offers easy access west by car to Edinburgh Airport and the Edinburgh City By-Pass which gives access to the central Scotland motorway network.



Accommodation

Lounge:	4.4m x 5.8m	(14'5" x 19')
Dining Room:	3.7m x 3.07m	(12'2" x 10'1")
Kitchen:	3.45m x 3.43m	(11'4" x 11'3")
Bedroom 1:	4.4m x 3.6m	(14'5" x 11'10")
En-suite:	2.4m x 2.24m	(7'10" x 7'4")
Bedroom 2:	2.5m x 4.5m	(8'2" x 14'9")
Bedroom 3:	2.92m x 2.74m	(9'7" x 9')
Bathroom:	2.3m x 2.06m	(7'7" x 6'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract.

Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

