

17 Upper Cramond Court,
Edinburgh
EH4 6RQ

cameron stephen
solicitors & estate agents



accommodation

- Entrance vestibule & hall
- Sitting room
- Kitchen / dining room
- Three double bedrooms all with fitted wardrobes
- Two shower rooms
- WC
- Integral garage
- Private garden
- Balcony
- Large floored attic.

features

- Now requires some modernisation
- Communal grounds
- Gas central heating
- Double glazing
- Excellent location

The development is managed by Charles White and a payment of approximately £30 per month covers the maintenance of the communal grounds.

description

Superb, spacious townhouse in an established development. Excellent family home which now requires some modernisation and upgrading but offers fabulous potential to create a beautiful home. The property is in the catchment area for both Cramond Primary School and The Royal High School and both are within easy walking distance. Ideally located for access to the main commuting links including the M9, M90, M8, Queensferry Crossing and Edinburgh International Airport and is just a short walk to the bus stop (service 41).

further information

EPC Band: D
 Home Report Value £415,000
 Items to be included: Fitted flooring, ceiling light fittings, curtains, blinds, integrated kitchen appliances and garden furniture.

asking price & viewing arrangements

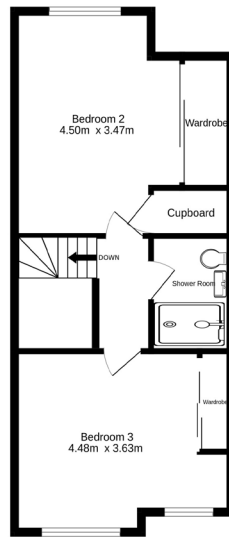
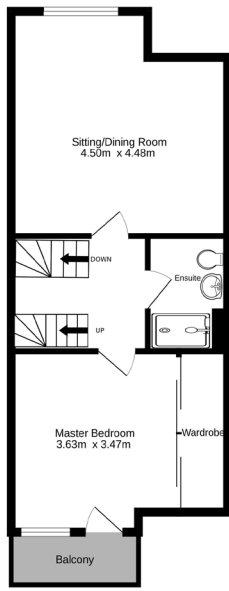
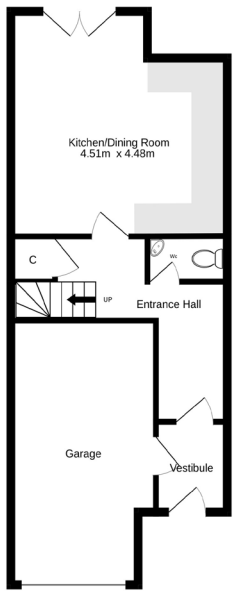
For information on the asking price and viewing arrangements, please contact us on 07843 361731 or visit our website at www.cameronstephen.co.uk



Ground Floor

1st Floor

2nd Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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