



8 Caddells Row, Cramond, Edinburgh EH4 6HY

Fixed Price £160,000 Freehold

Charming main door flat with lovely outlook over the River Almond.

Description

Delightful stone fronted main door flat, forming part of a row of former mill workers cottages, commanding glorious views over the River Almond.

This unique property boasts a wealth of charm and character and has been cleverly designed throughout to make the most of the available space. Period features have been retained or renewed wherever possible. The flat comes with its own private garden, a tranquil and secluded haven. The accommodation comprises:-

Living room with gas fire installed, modern galley style kitchen, bedroom with outlook onto the rear private garden, modern bathroom and large storage cupboard.

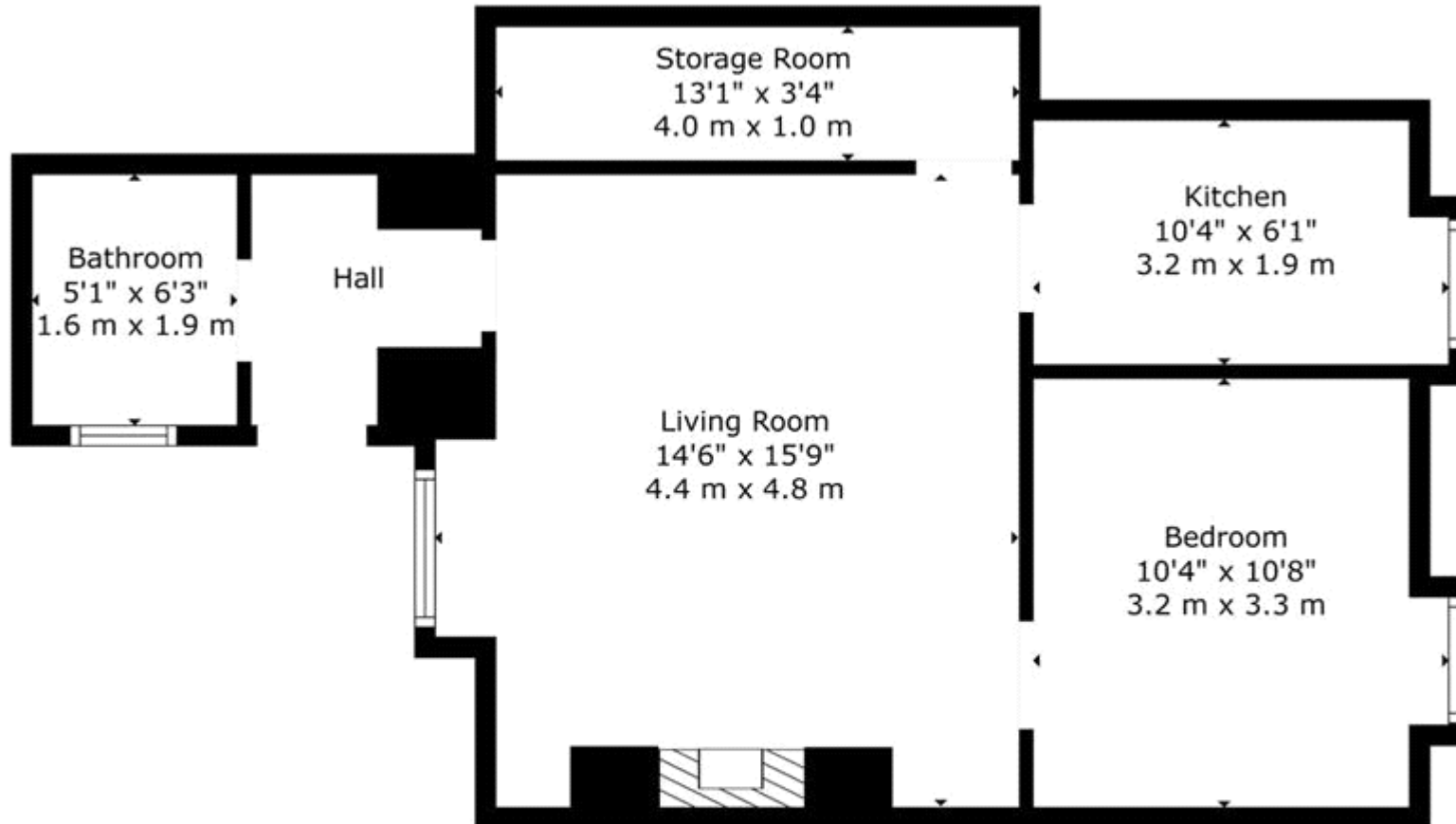
Gas central heating, double glazing, planted private back garden, impressive shared front garden, garden store, ample parking facilities.

Tenure: Freehold

Tenure

Freehold





GROSS INTERNAL AREA
FLOOR 1: 492 sq. ft, 46 m2
EXCLUDED AREAS: " ": 15 sq. ft, 1 m2
TOTAL: 492 sq. ft, 46 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC	66	78
		75	
			66

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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