



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**6 ALMOND COURT WEST,**  
3 Braehead Park, Barnton, Edinburgh, EH4 6AY



Set on the first floor of a lovely development, nestled amongst mature garden grounds, this three-bedroom apartment benefits from lift access, well-proportioned rooms, a southwest-facing balcony with a verdant outlook and private garage. Braehead Park is a small residential road tucked away close to the banks of The River Almond on the leafy fringes of the capital, providing a pleasant mix of urban and rural living. Within the vicinity are several schools, including Cramond Primary, Royal High secondary school and Cargilfield boarding and day school and within easy reach of excellent local amenities and of Edinburgh International Airport and The Queensferry Crossing. The Gyle Shopping Centre and Craighleith Retail Park are also a short drive away. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond, several excellent golf courses including the Royal Burgh and Bruntsfield Links and sailing at Cramond and Queensferry. The property is near excellent bus routes, and is a short drive to the City Bypass and M8.



## FEATURES

- Spacious First Floor Flat
- Entrance Hall
- Living Room
- Dining Room
- Southwest-Facing Balcony
- Kitchen
- Three Bedrooms
- Bathroom
- Lovely Leafy Outlook
- Electric Heating
- Double-Glazing
- Lift
- Underground Garage
- Manicured Communal Garden Grounds



Virtually Staged





"A THREE-BEDROOM  
FIRST-FLOOR APARTMENT IN  
SOUGHT-AFTER BARNTON,  
WITH A PRIVATE BALCONY  
AND SECURE  
UNDERGROUND PARKING"





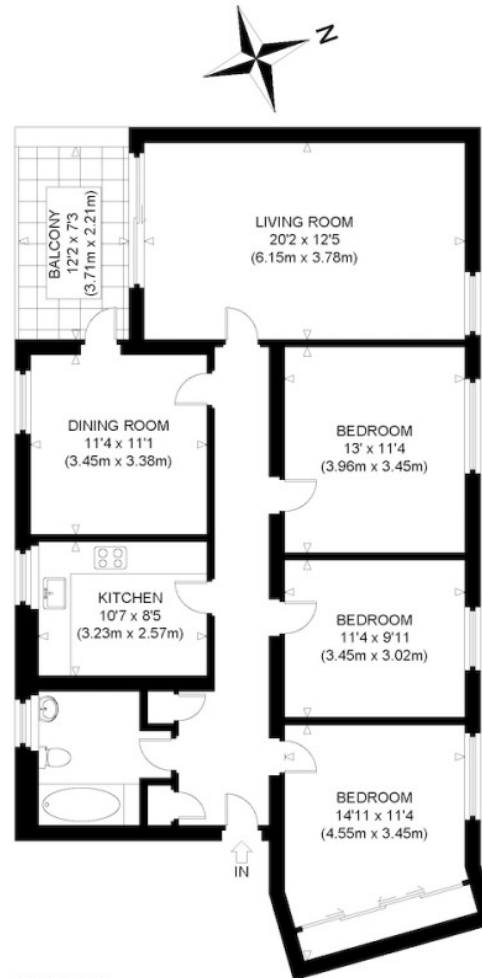
EPC RATING:

D

COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1156 SQ FT / 107.4 SQ M

ALMOND COURT WEST  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1156 SQ FT / 107.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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