



CRAUFURD COURT, 7/3 BRAEHEAD DRIVE

Barnton, Edinburgh, EH4 6QH



2
Public Room



3
Bedrooms



1
Bathroom



CRAUFURD COURT

Offering a well-proportioned city home in leafy Barnton, this ground-floor flat forms part of an established development and offers one reception room, a kitchen/dining room, three bedrooms, a bathroom, and a separate WC. The development is set within well-maintained shared garden grounds and the flat has its own garage, in addition to private residents' parking.

Residents of Barnton enjoy easy access to a wealth of green space and there is a picturesque beach close by at Cramond, with everyday essentials and amenities within walking and driving distance. The very heart of the city is around 5.5 miles away, and the area benefits from excellent transport links connecting across Edinburgh and further afield.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Ground-floor flat in Barnton
- Secure shared entrance
- Hallway with built-in storage and WC
- Dual-aspect, sunny living room
- Well-appointed kitchen with adjoining dining room
- Two double bedrooms with built-in wardrobes
- Third bedroom/study
- Four-piece bathroom
- Well-maintained shared gardens
- Single garage and private residents' parking







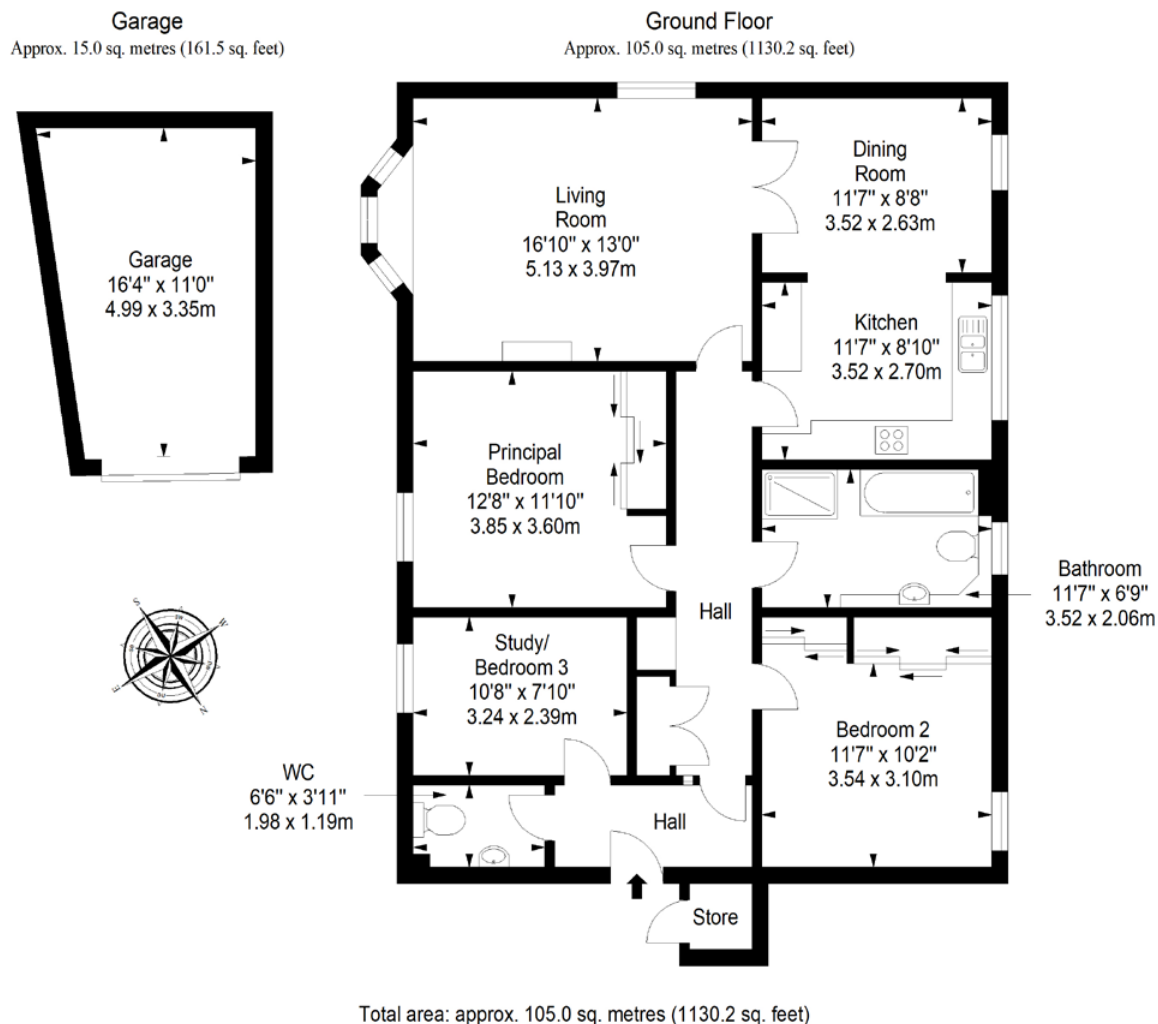
Extras: The sale includes integrated kitchen appliances, comprising a double oven, hob, extractor hood, fridge, freezer, and dishwasher. Other items may be included under a separate arrangement. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: The factor management costs are approximately £190 per quarter, and the communal stair cleaning charge is £45 per quarter.



BARNTON

Just a few miles from the city centre, the highly sought-after residential area of Barnton promises the very best of both worlds: a tranquil green setting with excellent transport links and local amenities. For everyday essentials, Barnton is served by convenience stores, a post office, and a pharmacy, while more extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigleith Retail Park or The Gyle Shopping Centre. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from bracing strolls at Cramond Beach or riverside walks along the River Almond, to woodland trails and wildlife-watching in Hillwood Park. Drumbrae Park is home to Drumbrae Leisure Centre – a state-of-the-art sports and fitness hub with a pool, a gym, and fabulous views across the Firth of Forth. Furthermore, Barnton is surrounded by several prestigious golf courses, including Ravelston Golf Club, Bruntsfield Links, and the Royal Burgess Golfing Society. The area offers schooling at primary and secondary level, and allows swift access to the Queensferry Crossing, Edinburgh City Bypass, Edinburgh International Airport and the M8/M9 motorway network. It is also served by fantastic public transport links (bus and rail) for travelling across the city and beyond.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.