



**Flat 11, 7 Brighthouse Park Crescent,
Cramond, Edinburgh, EH4 6QS**

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SIMPSON & MARWICK

simpsonmarwick.com

Flat 11, 7 Brighthouse Park Crescent

Cramond, Edinburgh, EH4 6QS

Exceptional third floor apartment with two private balconies, secure underground parking & wonderful views

- Impressive sitting/dining room
- Spacious kitchen/breakfast room
- Principal bedroom & en-suite shower room
- Double bedroom 2 & en-suite bathroom
- Double bedroom 3
- Bathroom & utility room
- 2 superb balconies
- Exceptional views
- Secure underground car park
- Gas central heating, double glazing & lift



DESCRIPTION

Forming part of an exclusive modern development, this superb 3 bedroom apartment is located in a peaceful cul-de-sac in the highly sought after area of Cramond. The development is set within beautifully maintained shared grounds and there is a secure underground car park where an unallocated space forms part of the sale as well as a double-sized storage unit. Electric charging is available for residents within the secure car park. There are a number of excellent selling points including lift access, a secure entry system, wonderful views across the fields and over the Firth of Forth and Cramond Island to Fife.

The bright and generously proportioned interior offers versatile accommodation with impressive public areas that lead out to the two large balconies. There are three spacious double bedrooms with the principal bedroom have a walk-in wardrobe and en-suite, double bedroom 2 with built-in wardrobes and an en-suite and double bedroom three also with built-in wardrobes. There is a further bathroom and utility room as well as a fully insulated attic and excellent storage.

LOCATION

Cramond is an exclusive residential area a few miles to the northwest of the city centre. There

are excellent local shopping facilities at nearby Barnton and at Davidson's Mains. Larger retail stores can be found at The Gyle Shopping Centre and Craigleith Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond itself with the Cramond Beach promenade which is now host to the increasingly popular Boardwalk Beach Club and Park Run close by. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.

FIXTURES AND FITTINGS

All fitted carpets, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

MANAGEMENT

The development is factored and maintained by Ross and Liddell.

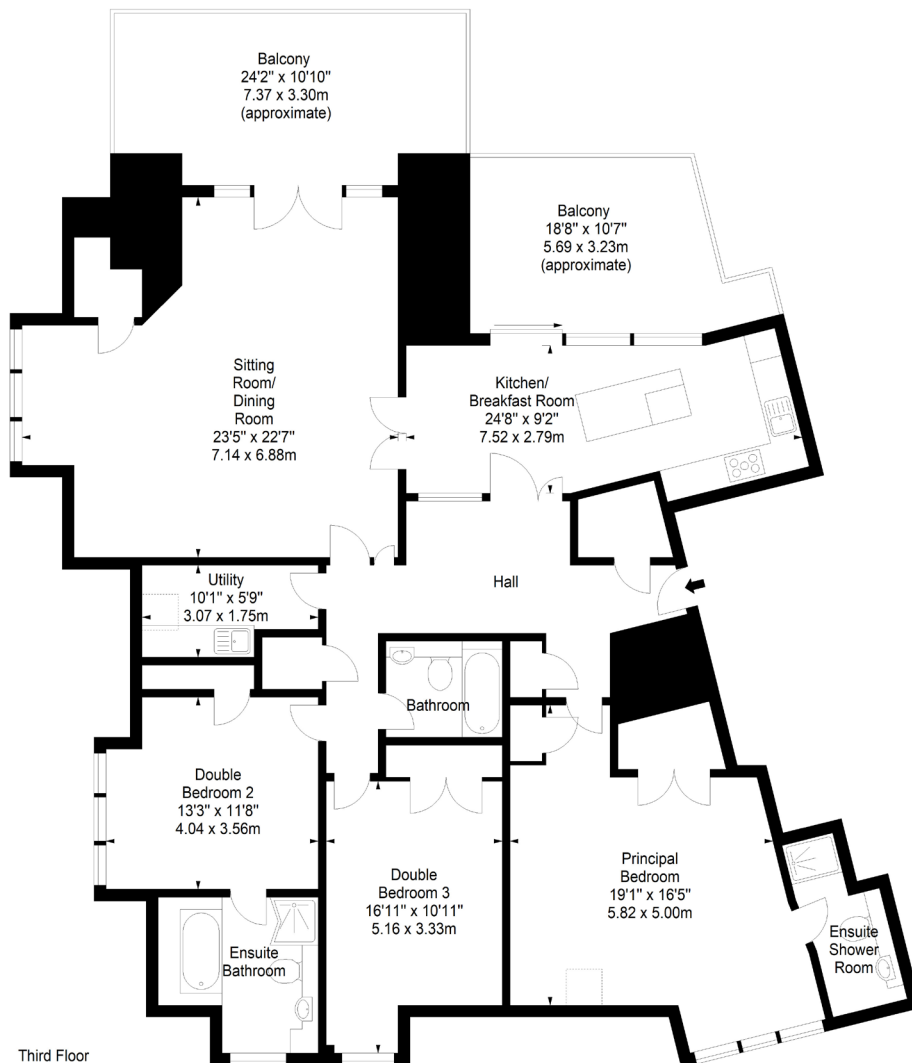
VIEWING DETAILS

By appointment telephone Agent 0131 580 5700.





Approx. Gross Internal Area
 1902 Sq Ft - 176.70 Sq M
 For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.