



Solicitors & Estate Agents











Offers Over

£475,000

31 Brighouse Park Cross

Cramond | Edinburgh | EH4 6GZ

Neilsons are delighted to present this impressive maindoor lower villa, forming part of a prestigious contemporary development by renowned luxury homebuilder AMA. This beautifully proportioned home offers a rare combination of stylish modern design, high-quality finishes and exceptional private outdoor space, all situated in a prime residential location.

-  2 Bedrooms
-  1 Reception room
-  1 Study
-  2 Bathrooms
-  Private garden
-  Allocated parking
-  EPC rating – B
-  Council tax band - G



Description

The property opens with a welcoming private vestibule leading into a generous hallway, where extensive built-in storage adds both convenience and practicality. The spacious reception and dining room features an electric coal effect fire and is flooded with natural light and features sliding doors that open directly onto a private garden. French doors connect the reception area to a contemporary kitchen and breakfast room, well-equipped with a full range of integrated appliances including a fridge freezer, dishwasher, oven, hob, microwave, and extractor hood. The layout is perfectly suited for both everyday living and entertaining. The principal bedroom offers an impressive retreat, complete with a luxurious four-piece en-suite bathroom. A second double bedroom benefits from built-in wardrobes, while the third room, currently in use as a versatile single bedroom, could also serve as a study or nursery. A modern shower room is also fitted with a stylish white suite. Further enhancing the practicality of the home is a separate utility room, housing the gas boiler, washing machine, tumble dryer, and hot water tank and there is a shared external storage room. The property also benefits from gas-fired underfloor central heating and double glazing throughout, ensuring year-round comfort and efficiency. This is a rare opportunity to acquire a stylish, move-in ready property within one of Edinburgh's most desirable contemporary developments – early viewing is highly recommended.



Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, curtains, window shutters, window blinds and light fittings.

Gardens and Parking

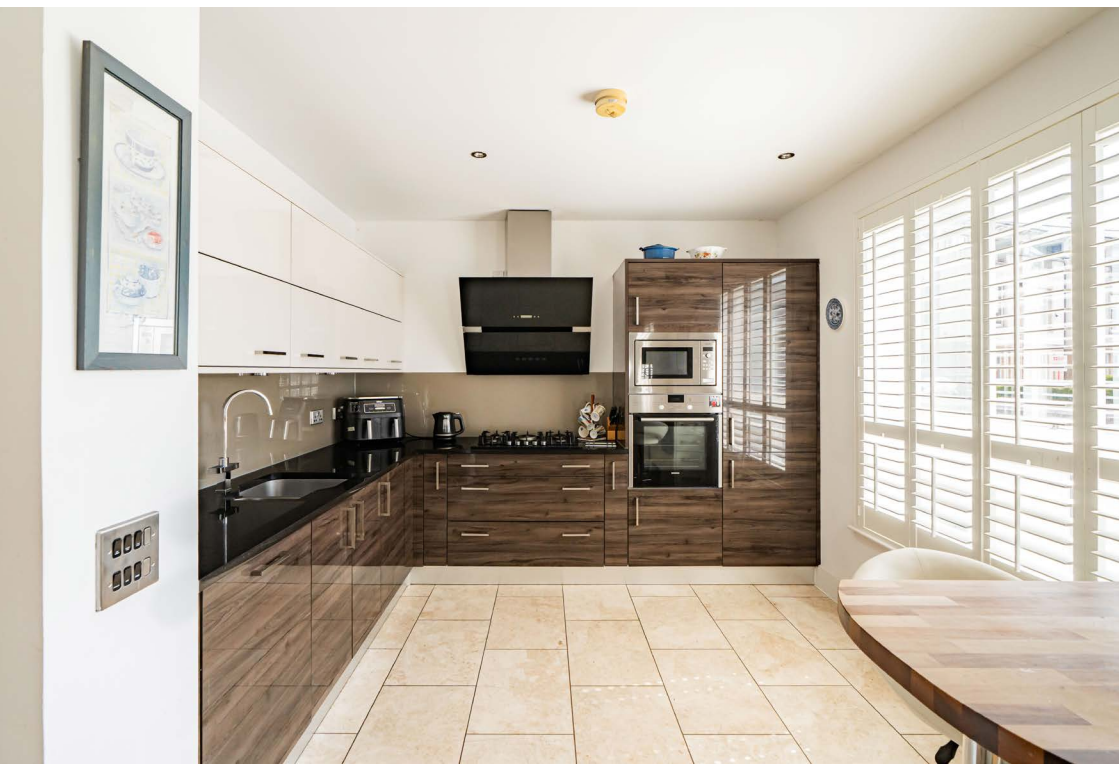
Externally, the private garden provides a low-maintenance outdoor haven, finished with artificial lawn and a paved patio, ideal for both relaxing and al fresco dining. An allocated parking space (Space 4) offers further convenience with ample visitors parking also available. Attractively landscaped communal grounds surround the development and are maintained by a Factor.

Factor

The development is factored by Taylor Martin property factors at a cost of £227 per quarter. This covers landscaping and maintenance of the communal areas.

Viewing

By appointment, please contact Neilsons on 0131 625 2222





Location

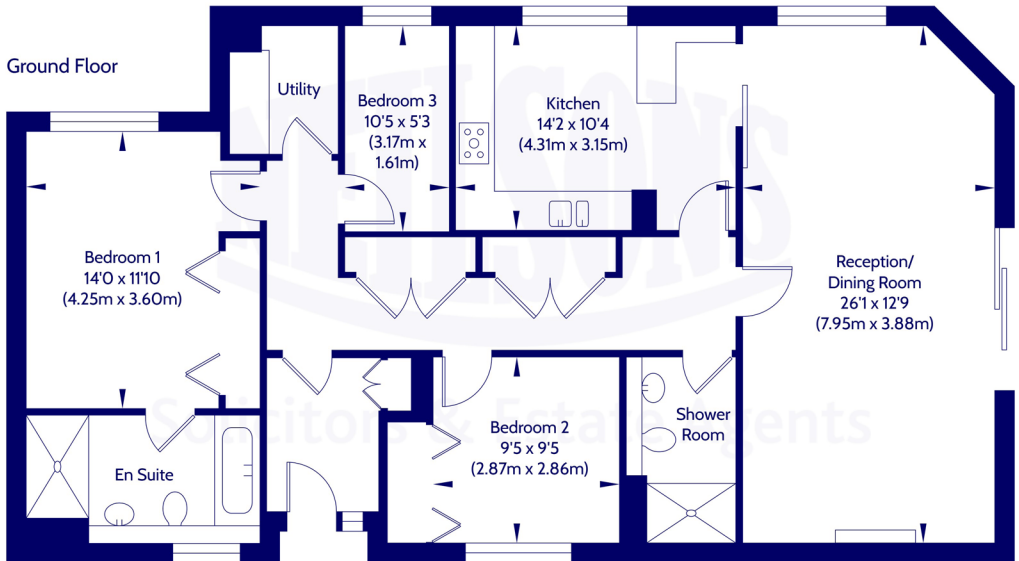
The historic village of Cramond is positioned on the southern shore of the Firth of Forth, to the northwest of Edinburgh centre. Now a thriving suburb of the city, Cramond retains its village feel and has long been regarded as one of Edinburgh's most desirable residential areas, offering a superb quality of life close to good amenities, excellent schooling, convenient transport links and access to beautiful coastal and riverside walks. Local shops provide for day-to-day needs with further shopping available in neighbouring Davidson's Mains or Barnton. A choice of supermarkets are available a short drive from the property, along with the Gyle Shopping Centre providing a good choice of high street named shops and stores. Frequent local bus services provide swift access to the city centre and surrounding areas and by car the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 111.79 Sq M / 1203 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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