





Welcome

Welcome to Brighthouse Park Crescent, this luxuriously appointed and exceptionally spacious, four bedroom penthouse apartment, boasting the most stunning views with terraced areas offers excellent modern day living. The property forms part of an exclusive factored development, with secure residents underground parking along with a private storeroom, lift access to all floors, with secure entry video system. The development is set in pretty landscaped gardens, within a peaceful cul-de-sac in the coastal village of Cramond, which is ideally positioned close to beautiful beaches and glorious open countryside, along with many local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway with good storage facilities.
- Impressive living and dining room with access to the terrace.
- Fully equipped kitchen with utility off.
- Principal bedroom with access to the terrace, built in storage along with a luxury bathroom.
- Three further double bedrooms, all with built in storage, two with en suite facilities.
- Family bathroom comprising WC wash hand basin and bath.
- Gas central heating
- Double glazing.
- Secure video entry system.
- Underground secure parking, private storeroom (No 27).
- Communal garden areas.







Cramond

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. Excellent schooling is within easy reach in both the public and private sectors.

Agent Notes

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. The development is factored by Taylor & Martin Property Management Ltd with an approximate annual fee of £1,435 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.





Get in touch

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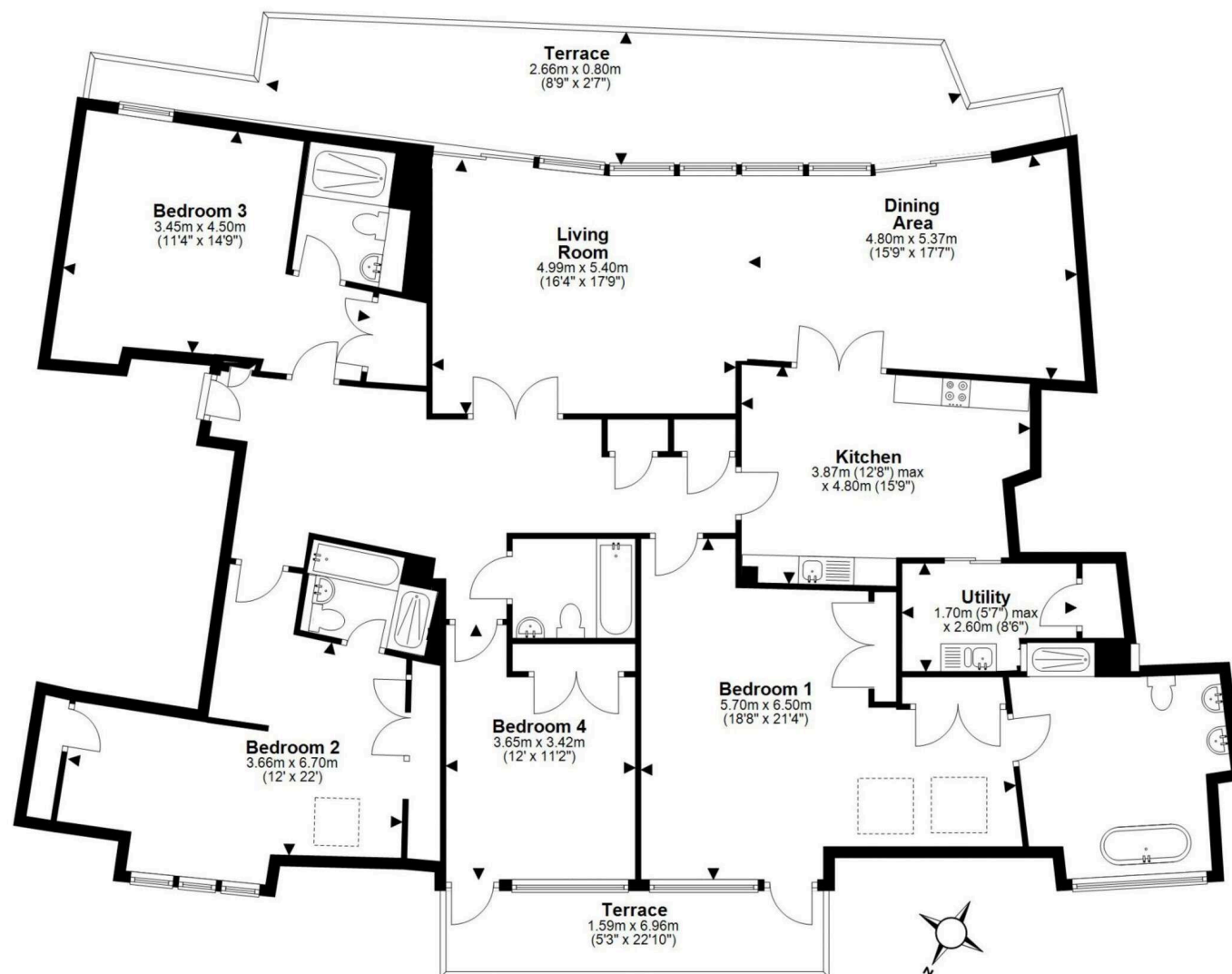
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein 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 for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.