



Brighthouse Park Cross, Edinburgh, EH4





A modern four/five bedroom townhouse with **fabulous views** towards Cramond.


4/5


4


1


Double


Double

EPC

C

Offers Over

£695,000

Tenure

Freehold

Local Authority

The City of Edinburgh Council

Council Tax

Band G



This spacious four/five-bedroom property forms part of a terraced row of modern townhouses situated on an upmarket residential development located in the highly sought-after city suburb of Cramond. One of the property highlights is the spectacular panoramic views of Cramond Island, the Firth of Forth and Fife beyond from the stunning rooftop sunroom and terrace.

Arranged over three split levels, this substantial property offers excellent family accommodation with versatile entertaining and living spaces as well as an extensive kitchen-level roof terrace and private double garage. The immaculately presented family residence is presented to the market in a pristine walk-in condition and benefits from high specification fixtures and fittings and contemporary furnishings. The property is also equipped with a Sonos sound system whilst security cameras are installed at the front and back of the property.

Ground Floor: Entrance Vestibule, Hall, Home Office/Double Bedroom Four, Shower Room & WC Room, Under Stair Cloakroom Cupboard, Services Cupboard, Gas Central Heating & Zoned Underfloor Heating.

First Floor: Kitchen/Dining Room with Access to Enclosed Rooftop Terrace & Garden, Exterior Steps to Garage, Utility Room

Mezzanine Level: Formal Living Room featuring a remote-controlled gas fire

Second Floor: Double Bedroom Two with En suite Shower Room, Family Bathroom, Double Bedroom Three

Third Floor: Principal Bedroom with En-suite Bathroom, En-suite Dressing Room & Door Access to Balcony, Flexible-use Sunroom/Home Office/Bedroom Five with Access to Rooftop Terrace, Access to Attic Storage.

Lower Ground Floor: Integrated Double Garage with Remote Control Automated Door

Outside Space: Private Front Garden, Sunroom Rooftop Terrace, Kitchen Level Rooftop Garden & Terrace, Private Parking Space for Two Vehicles.





Location

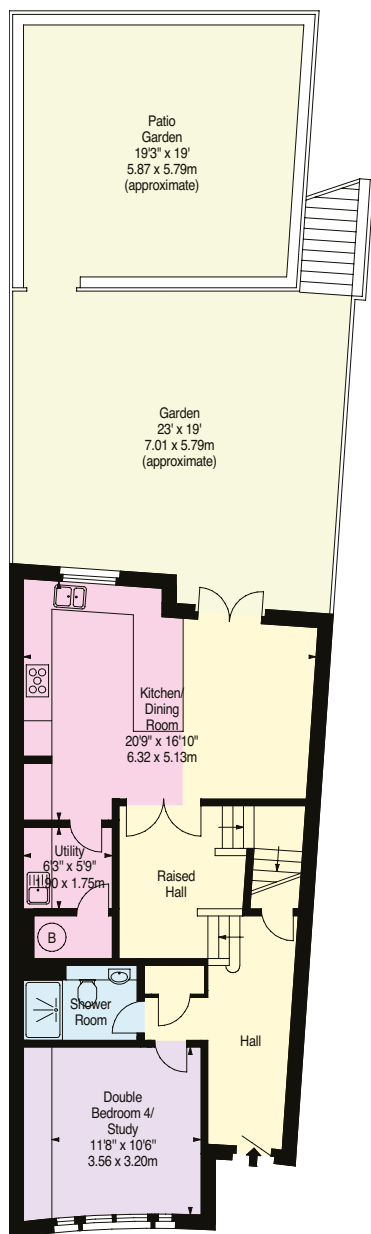
Situated on a peaceful cul-de-sac, the property is within easy walking distance of the charming historic village of Cramond with its beach and waterfront promenade on the southern shoreline of the Firth of Forth. There are plenty of scenic cycle paths and walking trails in the locality as well as excellent schools and local amenities.

The cosmopolitan delights of Edinburgh city centre are less than four miles away whilst Edinburgh International Airport, the City ByPass and the Queensferry Crossing are all within easy reach.

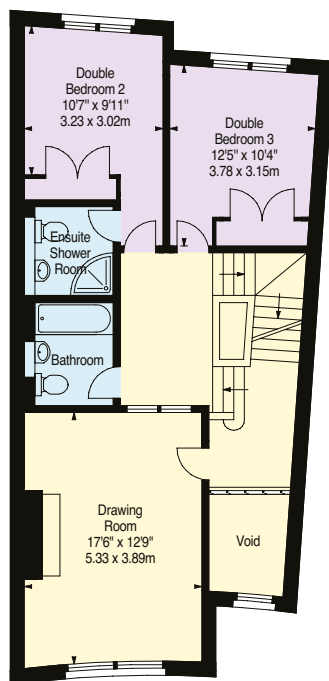
Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

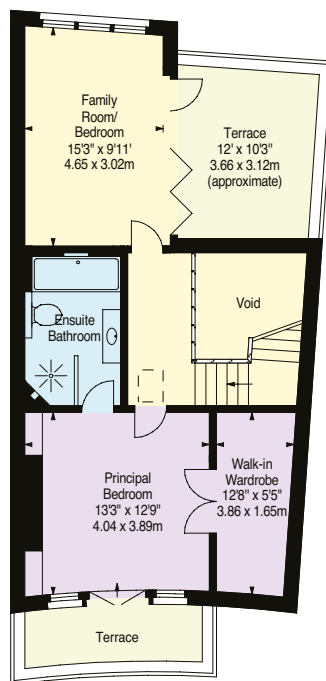




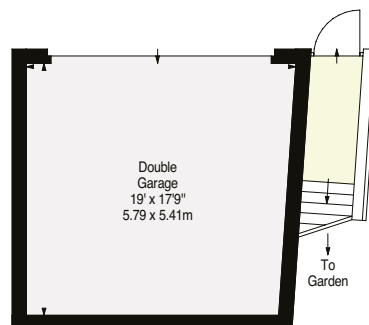
Ground Floor



First Floor



Second Floor



Lower Ground Floor

Approximate Gross Internal Floor Area
2188 sq ft - 203.27 sq m
Double Garage: 326 sq ft - 30.29 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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I would be delighted to tell you more

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