



29/7 Brighthouse Park Cross
Edinburgh, EH4 6GW

Entrance Vestibule
Utility/Laundry Room
Hallway
Living/Dining Room
Fitted Kitchen
Master Bedroom with Ensuite Bathroom
Second Double Bedroom
Hall Bathroom
Office
Double Glazing
Under-floor Gas Central Heating
Secure Basement Car Park/Shared Gardens
EPC: B
Council Tax Band: G

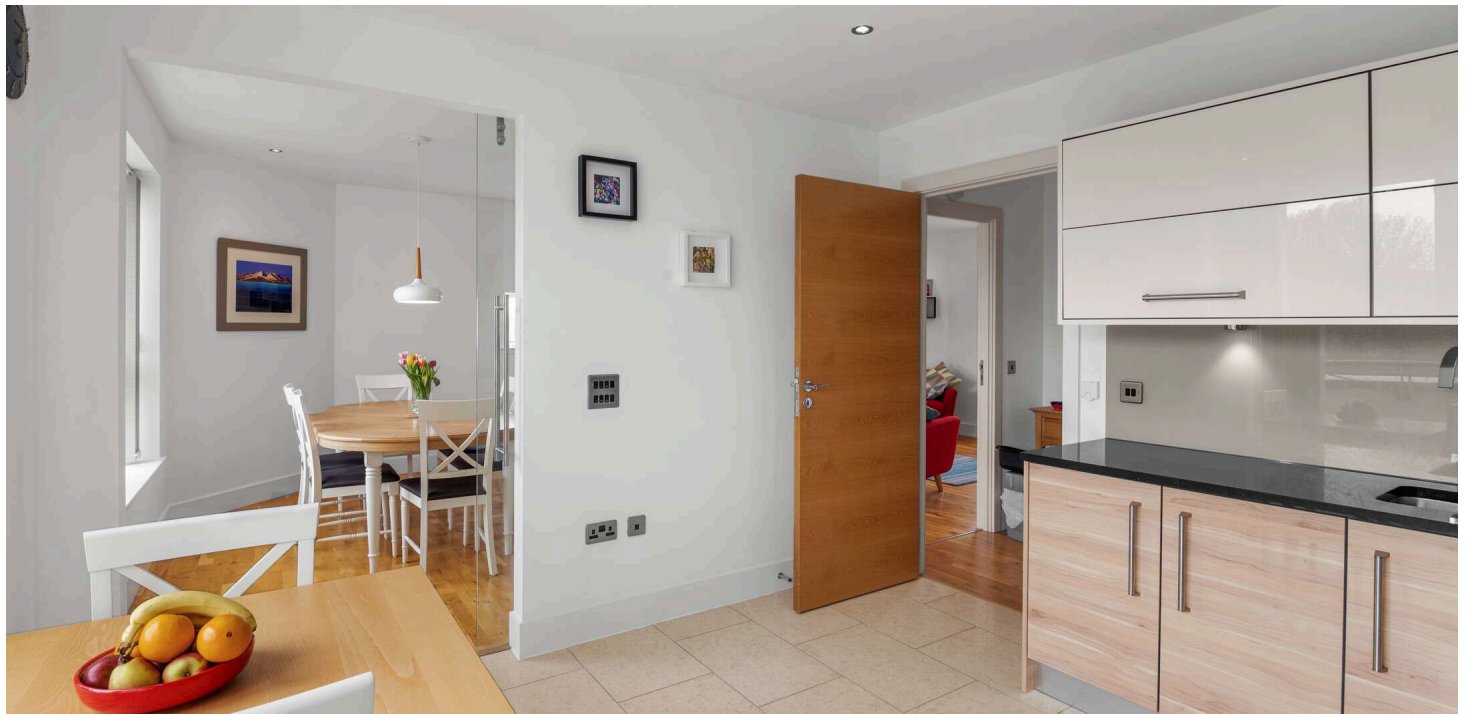
A stunning modern first floor apartment, enjoying a super location in Cramond close to all the attractions this pretty seaside village suburb offers. This is a high-quality, feature rich property with flexible, well-proportioned accommodation set in delightfully landscaped grounds.

Completed by highly regarded developers, the AMA Group, this property forms part of an architect designed block set around beautiful courtyards, providing a comfortable, safe and secure home. The well-planned interior creates a bright and spacious feel. Equipped with under-floor gas central heating throughout, double glazing and a top-of-the-range fitted kitchen with integrated appliances included in the sale. The property comes with an allocated space in the secure basement car park. There is stairwell and lift access to the attractive, open lobbies on all floors and the basement car park.

The property comprises a welcoming entrance vestibule with storage cupboard and access to a spacious utility and laundry room with countertop and cabinet storage. A long, wide hallway with modern wooden floors and doors connects the rooms and leads to a three aspect, spacious and naturally bright living/dining room overlooking woods and with partial water views of the Firth of Forth. A stylish glass sliding door connects to the beautiful and bright contemporary fitted kitchen, with base and wall-mounted units, integrated fridge freezer, electric oven, microwave, dishwasher and a 5-burner gas hob, with ample space for a kitchen table, completed with marble flooring. The balcony is accessed through a sliding door from the kitchen. Two large double bedrooms with built-in wardrobes with shelves, drawers and rails providing ample storage. Deluxe en-suite with walk-in dual shower including rain-fall shower, bathtub, WC, wash basin, wall-mounted mirror, mirrored medicine cabinet and heated towel rail, with marble flooring. A practical 'work at home' office space could also be used as a nursery or storage room. Family bathroom similar to en-suite. The property also benefits from a secure entry system.

Brighthouse Park Cross is located just off Cramond Road North in Edinburgh's sought after seaside village suburb of Cramond. Nearby corner shops are also served by a bus route just a 3-minute walk from the property. Within a short drive there are supermarkets and shopping centres at Craighleith and South Gyle. The city bypass, motorway network, Queensferry Crossing, and Edinburgh International Airport are all quickly and easily accessed. The local schooling is highly regarded; Cramond primary and the Royal High School both serve the catchment. A few minutes away are picturesque walks along the river Almond valley; the quaint Cramond Estuary and seafront café, the traditional Cramond Inn and promenade along to Silverknowes. Several golf courses and parks are also to hand. The area offers an extremely pleasant lifestyle, almost semi-rural, yet Edinburgh's city centre is a simple 6-mile commute.

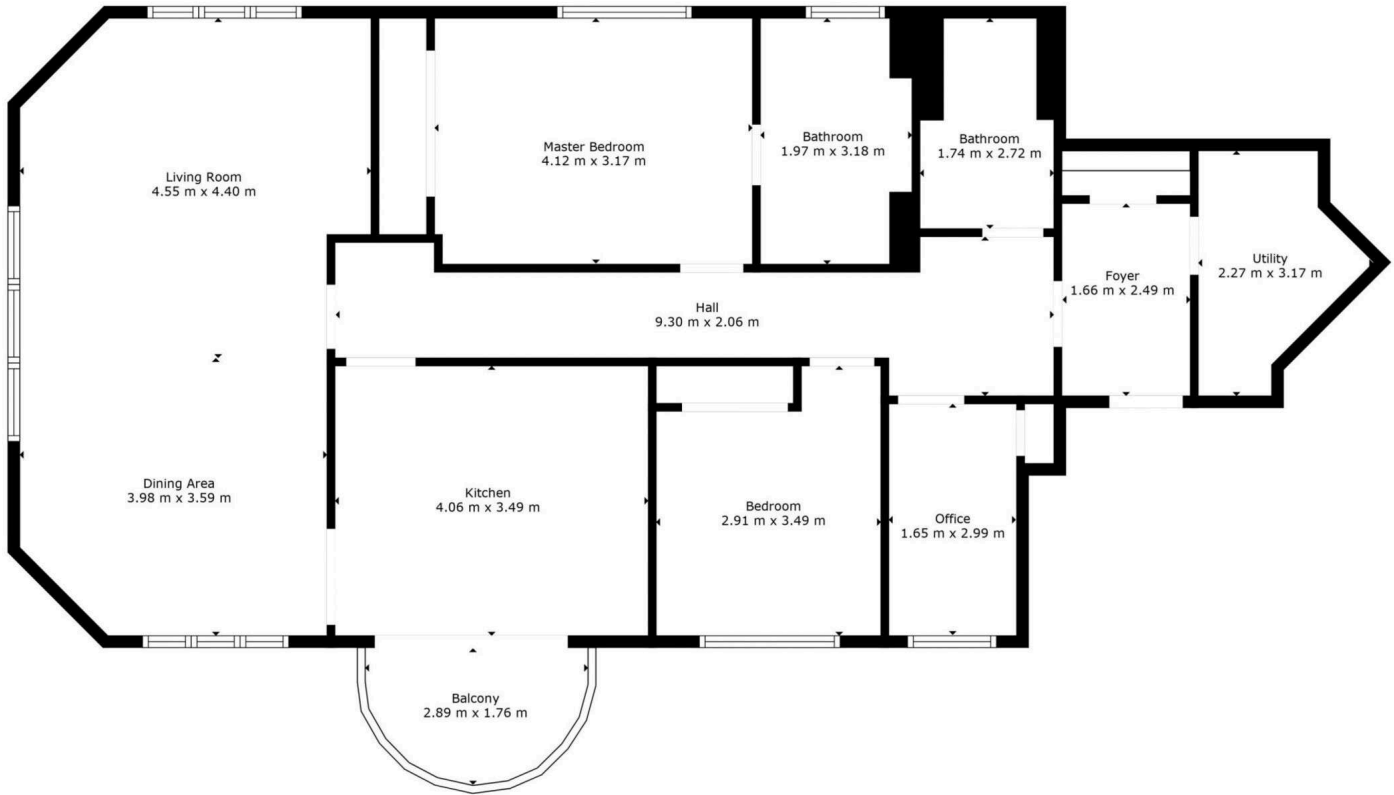












Total: 117m²

Floor 1: 117m²

Excluded Areas: Balcony 4m²

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0131-225 4082
Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

