

# 18 Braehead Drive

BARNTON, EDINBURGH, EH4 6QL



*SPACIOUS FOUR-BEDROOM BUNGALOW  
IN THE HEART OF BARNTON*



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McEwan Fraser is delighted to present this spacious four-bedroom bungalow in the heart of Barnton. A well-loved family home for many decades, the property is offered to the market chain-free and presents the perfect canvas for a buyer who is keen to make their mark on their new home. The accommodation includes a huge dual-aspect living and dining room, a generous kitchen, a master bedroom with a dressing room and an en-suite shower room, three further double bedrooms, a family bathroom, and a large integral garage. Further benefits include gas central heating, double glazing, a driveway, and mature gardens. This bungalow sits in excellent school catchments and would be ideal for a young family or as a downsize for someone coming from a larger property.

The accommodation is focused on a spacious living room which is neutrally finished has tremendous space for a variety of different furniture arrangements. The sheer amount of space available will give a new owner plenty of flexibility to create their ideal entertaining space. The kitchen can be accessed from the living room or through the spacious central hallway. It currently has a range of base and wall-mounted units arranged around a free-standing cooker. There is plenty of space for a central island unit when the kitchen is updated.

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The master bedroom is a spacious double with ample space for a full suite of free-standing bedroom furniture. To one side a door opens into a large dressing room which has a large integrated wardrobe and also gives access to a shower room which has a large walk-in shower and partial tiling. Bedrooms two, three, and four are all doubles with bedroom two being particularly spacious and having a large integrated wardrobe. The accommodation is completed by a small sun room off the living room and the generous family bathroom.









**Bedroom 2**





**Bedroom 3**

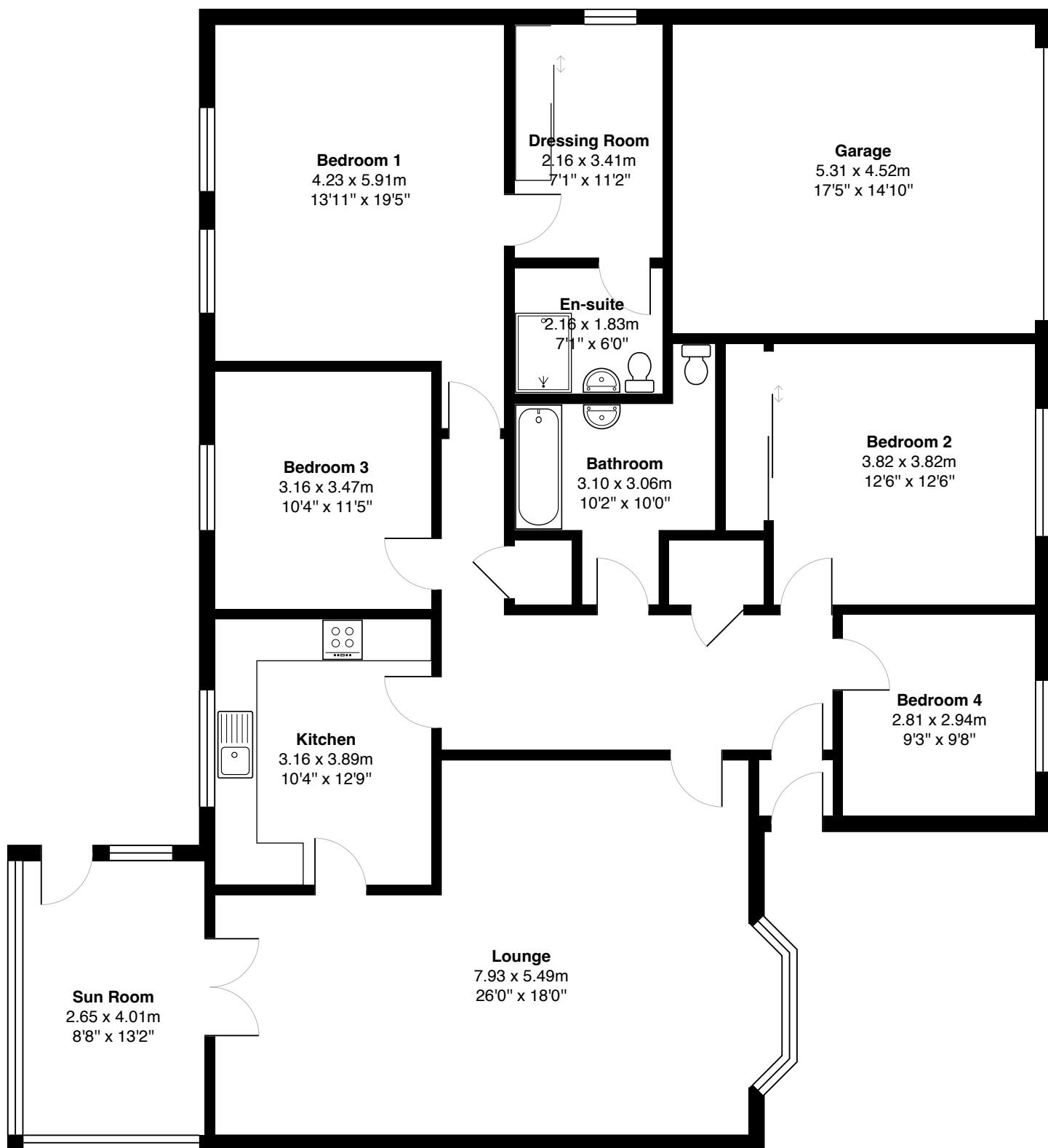




**Bedroom 4**







Gross internal floor area (m<sup>2</sup>): 148m<sup>2</sup>

EPC Rating: D

Virtual tour can be viewed [here](#)



Externally, this charming property is surrounded by mature gardens that are well-landscaped. The rear garden is southwest-facing and a perfect sun trap from late morning until long into the evening.





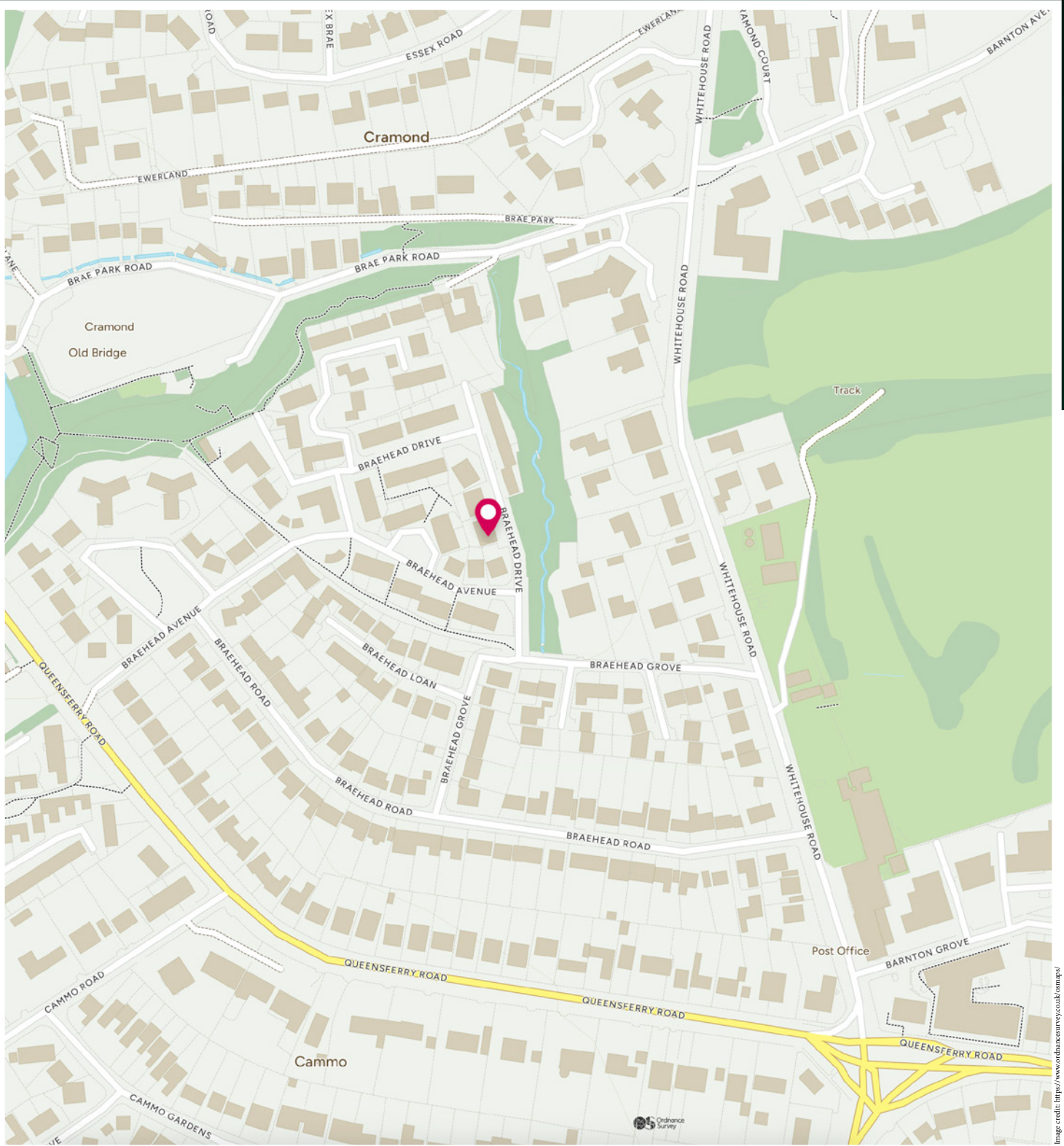


**CRAMOND CAUSEWAY**

Barnton is a highly sought-after residential area to the northwest of the city centre and it is perfectly placed to provide easy access to the city centre and the Edinburgh City Bypass. Barnton has a plethora of amenities to meet everyday needs including localised shops, banks, post office, medical centre and supermarkets with recreational needs well provided for by way of public parks, golf courses and sandy beach with historic Cramond Village allowing for walks alongside the River Almond.

The Gyle Shopping Centre, Craighleith Retail Park, and Hermiston Gait are all nearby and offer access to a more extensive range of High Street retailers and supermarkets including M&S, Morrisons, Sainsbury`s and Tesco's. Cramond Primary and The Royal High are the catchment schools for the area, and independent schools within an easy drive include Cargilfield Preparatory School, Fettes College, St George`s School for Girls, and The Erskine Stewart`s Melville Schools.





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