



Flat 8 Almond Court East, 5 Braehead Park
BARNTON | EDINBURGH | EH4 6AZ


warners
solicitors & estate agents



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Warners are delighted to present to market this immaculately presented second-floor apartment, surrounded by beautifully kept communal gardens, located in one of the city's most respected residential areas. This beautifully light and spacious flat represents an extremely desirable home for a couple or family.

The dual aspect living room leads to a private balcony through a set of sliding French doors which enjoys a pleasant leafy outlook. The open plan kitchen / dining room comes with integrated appliances and the space falls naturally into cooking and dining zones with direct access to the balcony. There are three very appealing double bedrooms, two with integrated wardrobes, and a contemporary bathroom shower room with waterfall style soaker completes the internal accommodation on offer. The property further benefits from its own private underground garage with electric door, lift access to all floors, handy secure storage room in the basement, electric heating & double glazing. Early viewing is recommended!

- Welcoming hallway
- Dual aspect living room with direct access to private balcony
- Open plan kitchen / dining with access to balcony
- Three double bedrooms (two with integrated appliances)
- Contemporary Shower Room
- Electric heating & double glazing
- Facotored well maintained communal gardens and grounds
- Private underground garage with electric door
- External storage unit
- Lift access to all floors
- Secure entry system

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, fridge/freezer, induction hob, double oven, washing machine, dishwasher, and lounge & dining light fittings, are included. EPC rating E

Barnton is one of the most sought after locations in Edinburgh. The area is surrounded by fine open countryside and the shores and village of Cramond just a little further afield. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craighleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School for Girls and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.



