



2 Braehead Bank, Edinburgh, EH4 6BH

Description

Attractive three-bedroom detached bungalow which has well-tended, landscaped mature gardens, private driveway and garage. The property has excellent potential and scope to be extended. It benefits from gas central heating and is double glazed.

The accommodation comprises:

- Vestibule
- Spacious welcoming central entrance hall with storage cupboard
- Generous rear facing living room with modern living flame gas fire, corning and large window overlooking the garden
- Two good sized bedrooms to the front
- Bedroom 3 / dining room with large window, to the rear
- Fully tiled family bathroom fitted with shower over bath, WC, wash basin and bidet
- Full attic above with scope to be converted into additional accommodation



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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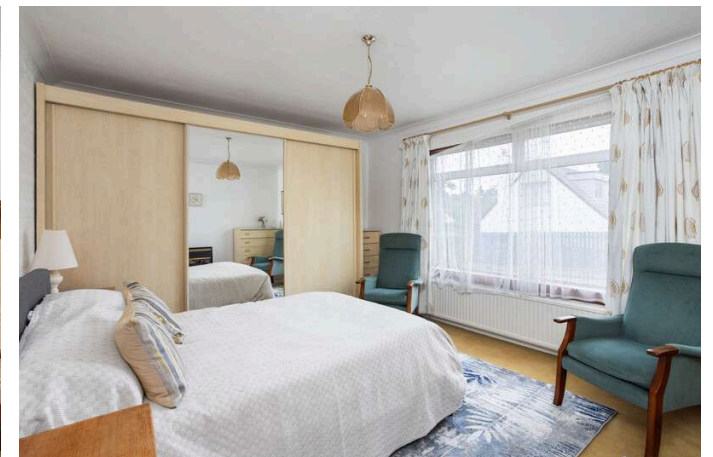


EPC RATING
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Outside and Gardens

The rear garden is enclosed with fencing, has a paved patio, lawn and well stocked borders. The property has a driveway leading to the single garage with up and over door, power and lighting. The front garden is also pleasantly landscaped.

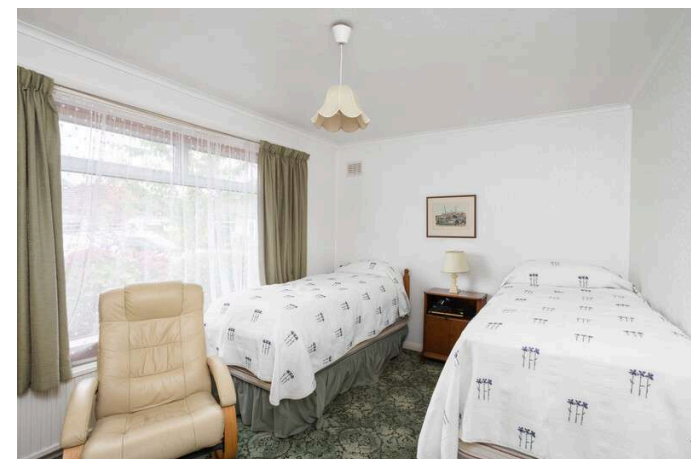
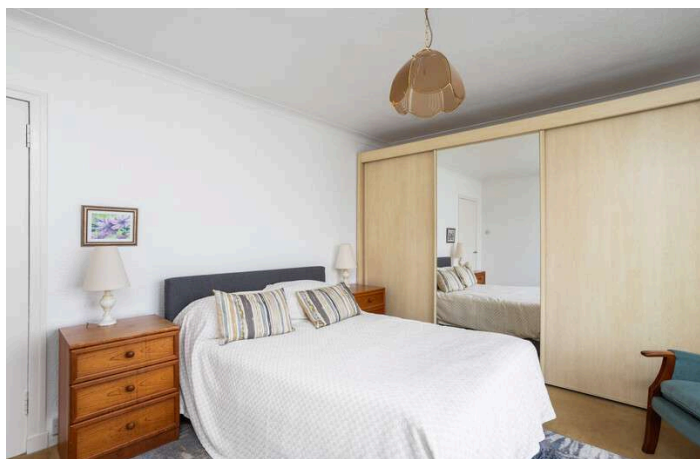
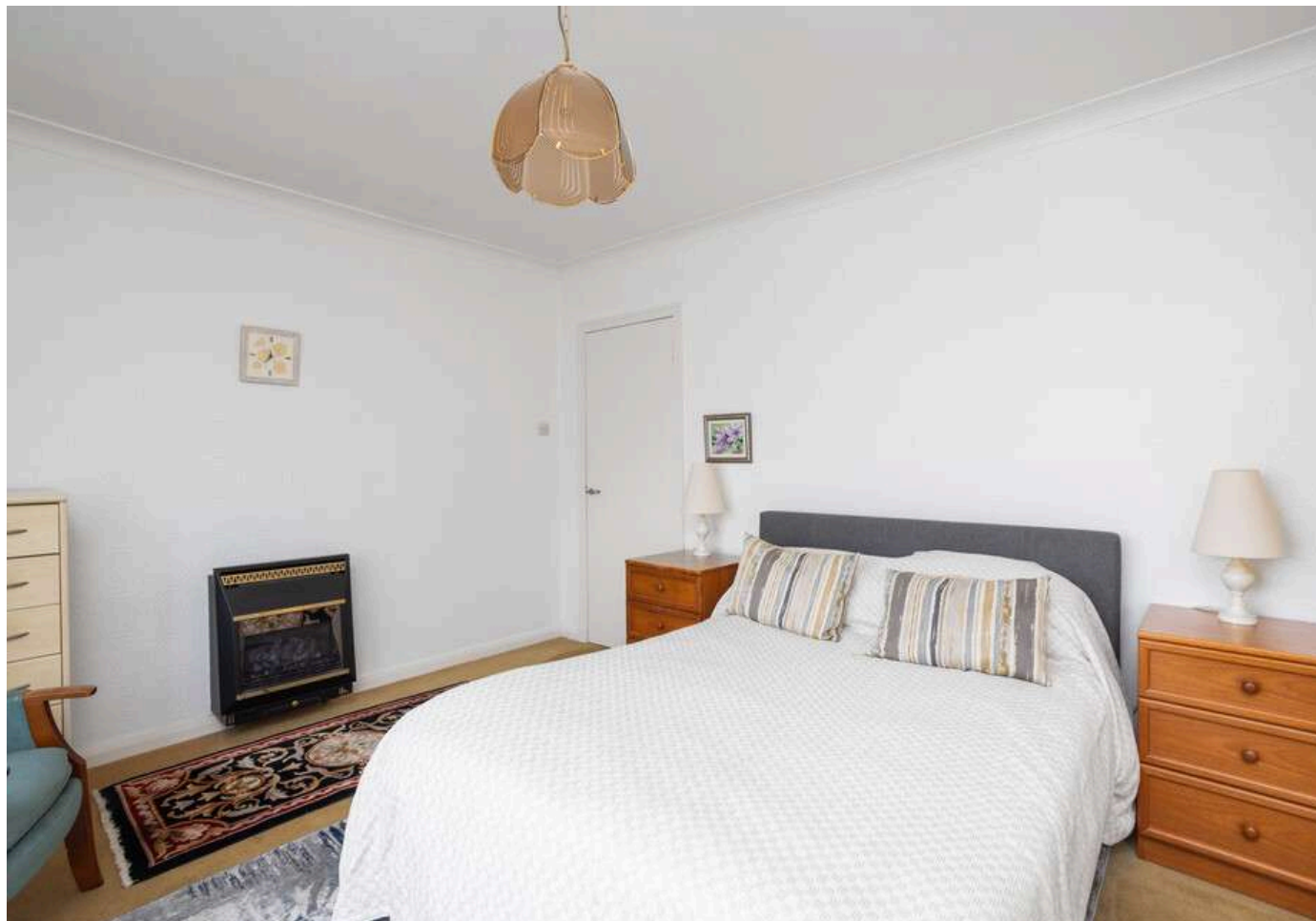
Location

Barnton is one of the most sought after residential areas in Edinburgh, enjoying a peaceful situation in the leafy suburbs of west Edinburgh. It is adjacent to Cramond on the South shore of the Firth of Forth with stunning views to match. It is approximately 4 miles North West of the City Centre, with easy road access to major routes west and north. There are splendid walks nearby, at Cammo, along the river Almond and at Cramond beach as well as a cycle route to South Queensferry. There is local shopping with a post office, chemist and Co-operative supermarket on Whitehouse Road. More extensive shopping facilities can be found at Craighleith Retail Park, Corstorphine and the Gyle Shopping Centre, all within a short drive. The property lies within the catchment area of Cramond primary school and the Royal High school, both highly regarded schools. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes. It is also close to the Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club.

Extras

The fixed floor coverings, blinds, curtains, light fittings, kitchen appliances / white goods are included in the sale. As the property forms part of an estate, the usual warranties covering services and appliances from the Scottish Standard Clauses Edition 5 are excluded.

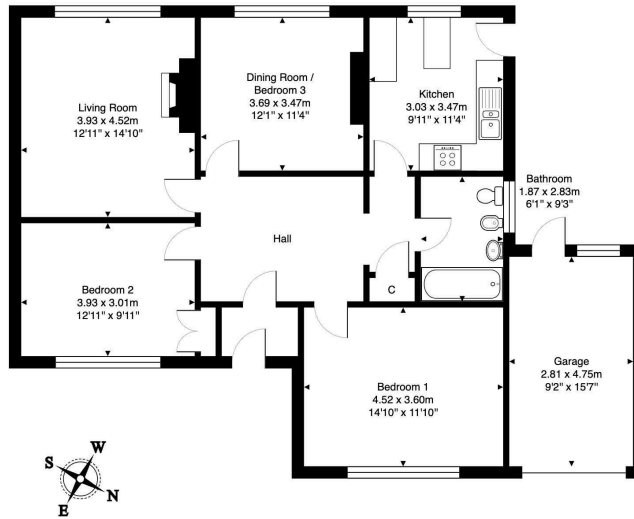
Council tax - Band F







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Total Area: 109.2 m² ... 1175 ft²
All measurements are approximate and for display purposes only.



DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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