



25 Braehead Drive, Edinburgh, EH46QJ

Description

Beautifully presented end terraced two storey house which has a generous corner plot and is situated in the heart of the prime location of Barnton. It benefits from an integral garage with driveway in front and well-tended landscaped private gardens to the front, side and rear. It also has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with stylish oak style flooring and carpeted staircase with storage cupboard beneath and further deep storage cupboard housing the electricity meter, gas meter and consumer unit
- Fitted kitchen with a range of oak style wall and base mounted units; laminate worktops with inset stainless steel sink and appliances including electric cooker, washing machine, dishwasher and fridge freezer
- Partially tiled downstairs WC with wash basin
- Generously proportioned rear facing sitting room with oak style flooring and French doors to the rear garden
- Upstairs the landing has a large storage cupboard and hatch to the loft which is partially floored
- The modern bathroom is elegantly styled with tiled walls and is fitted with a four-piece suite including bath, separate shower enclosure, WC and wash basin
- There are three spacious double bedrooms and the larger two have built-in wardrobes



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Outside and Gardens

The well-tended front, side and rear gardens are mostly laid to lawn. The rear garden also has a paved patio and well stocked borders. The garden shed is included in the sale. There is a front driveway with space for two cars and further driveway to the side with space for another vehicle.

Location

Barnton is one 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. There are splendid walks nearby along the river Almond and at Cramond beach. There is local shopping with a post office 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 and kitchen appliances are included in the sale. Some window coverings and light fittings are included in the sale with some to be removed by the present owners. The curtains are excluded from the sale.

Council Tax - Band F



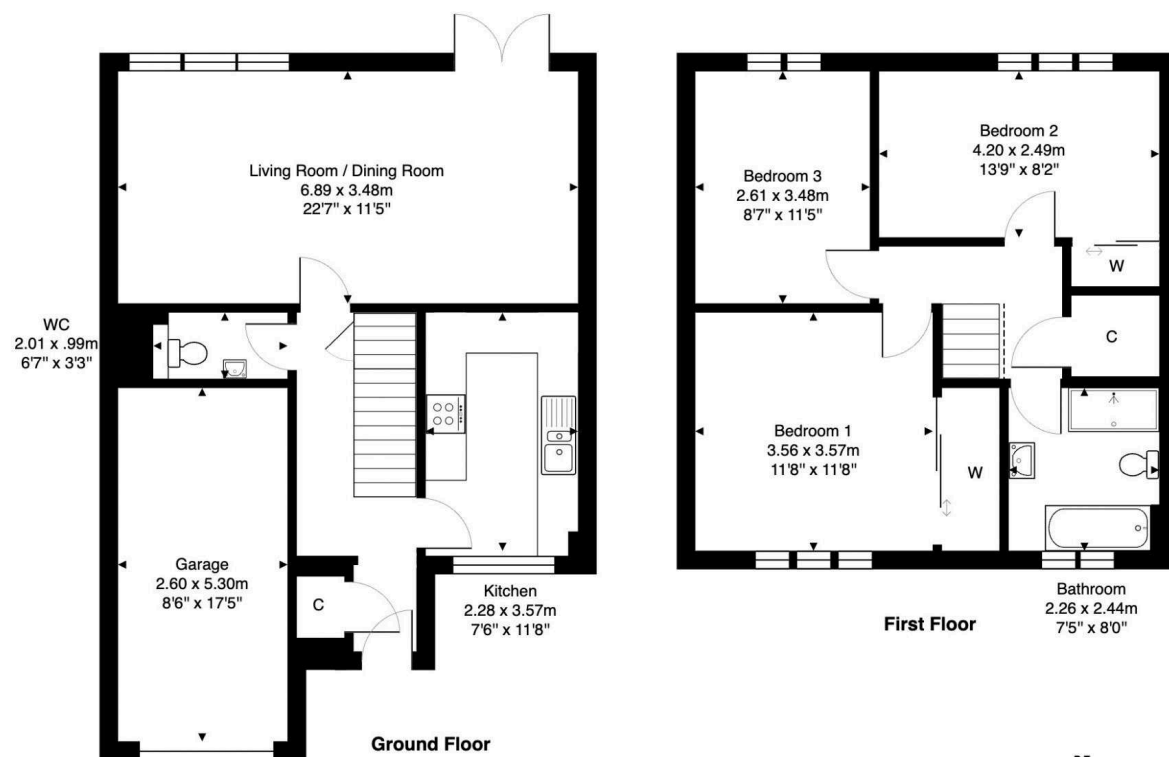








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Total Area: 109.4 m² ... 1177 ft²

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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