



## 2 Braehead Row, Edinburgh, EH4 6BR

This beautifully presented two-storey terraced house offers stylish, well-planned accommodation ideally suited to modern family living. The property has been thoughtfully enhanced through a garage conversion, creating a versatile additional bedroom, home office or family room, while a contemporary kitchen and bathroom add to its appeal. Solar panels and battery storage have also been installed, significantly reducing ongoing energy costs.

The ground floor has been cleverly reconfigured to create a more open connection between the kitchen and living space, improving both flow and functionality.

The accommodation comprises:

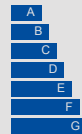
- Welcoming entrance hall with carpeted staircase, understair storage cupboards and a further deep storage cupboard housing the gas meter, electricity meter, boiler and consumer unit.
- Contemporary fitted kitchen featuring a range of cream shaker-style units, solid oak worktops and integrated appliances including a gas hob, electric oven, extractor hood and fridge freezer.
- Spacious rear-facing living and dining room with direct access to the rear garden.
- Versatile fourth bedroom, family room or home office with oak-effect luxury vinyl flooring and built-in wardrobes.
- Modern ground floor WC fitted with wash hand basin, tiled flooring and partially tiled walls



### 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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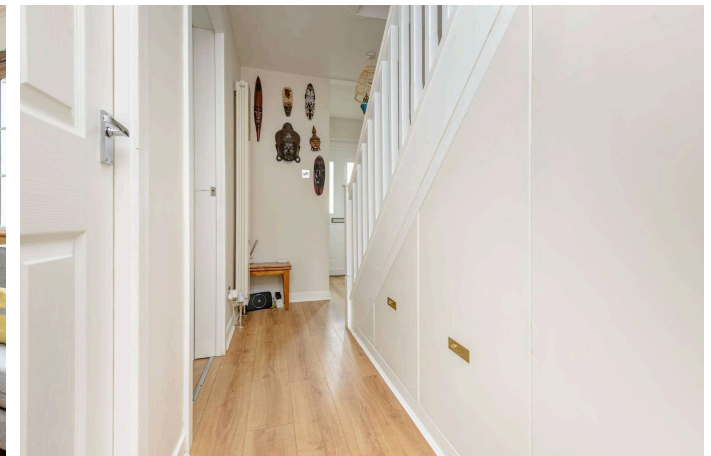


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- First-floor landing with a substantial utility cupboard housing the washing machine and tumble dryer, together with access to a partially floored loft.
- Stylish bathroom fitted with a large bath with rainfall showerhead, WC, substantial vanity unit with twin wash hand basins, under floor heating and LED illuminated mirror.
- Three generously proportioned double bedrooms, two of which benefit from built-in wardrobes

#### Gardens and Grounds

The front garden has been designed with ease of maintenance in mind and incorporates a patio area together with a paved driveway providing off-street parking for one vehicle. To the rear, the fully enclosed garden is predominantly laid to lawn and offers an ideal space for outdoor relaxation and family enjoyment. A garden shed is included in the sale.

#### Location

Barnton is one of Edinburgh's most sought-after residential districts, occupying a peaceful setting within the leafy western suburbs of the city. Adjacent to the historic village of Cramond on the southern shore of the Firth of Forth, the area enjoys an attractive coastal setting with excellent recreational opportunities close at hand.

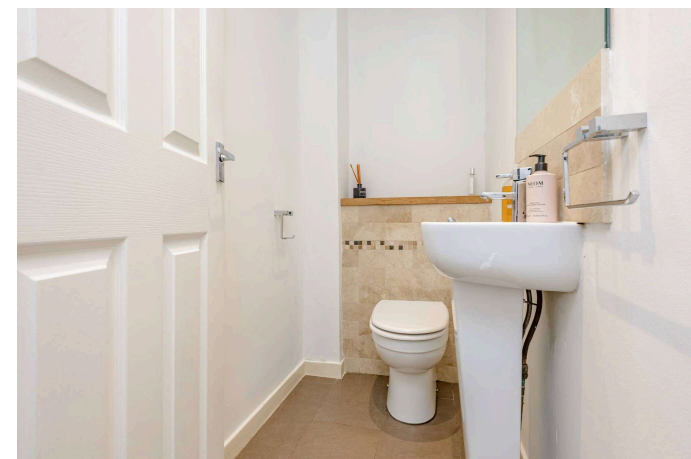
The property is approximately four miles north-west of Edinburgh city centre and is ideally positioned for access to scenic walks along the River Almond and at nearby Cramond Beach. Day-to-day shopping needs are catered for by local amenities on Whitehouse Road, including a post office and supermarket, while a wider range of retail facilities can be found at Craighleith Retail Park, Corstorphine and The Gyle Shopping Centre.

The property falls within the catchment area for the highly regarded Cramond Primary School and The Royal High School. A number of Edinburgh's leading independent schools are also readily accessible, including Cargilfield School, Erskine Stewart's Melville Schools, St George's School for Girls and Fettes College. Excellent leisure facilities are available nearby, including Royal Burgess Golfing Society, Bruntsfield Links Golfing Society and Barnton Park Lawn Tennis Club.

#### Extras

The sale includes all fitted floor coverings, blinds, curtains, light fittings (excluding shades), together with the integrated kitchen appliances.

Council Tax - Band F



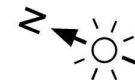




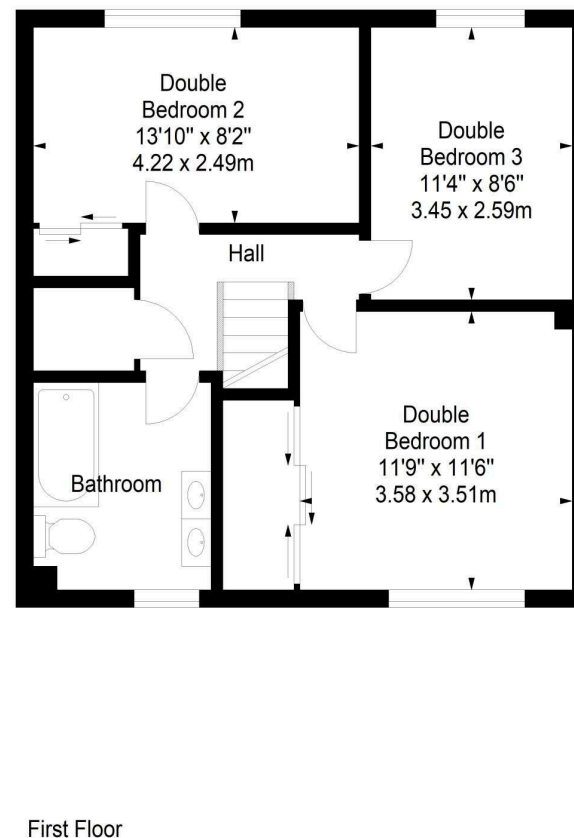
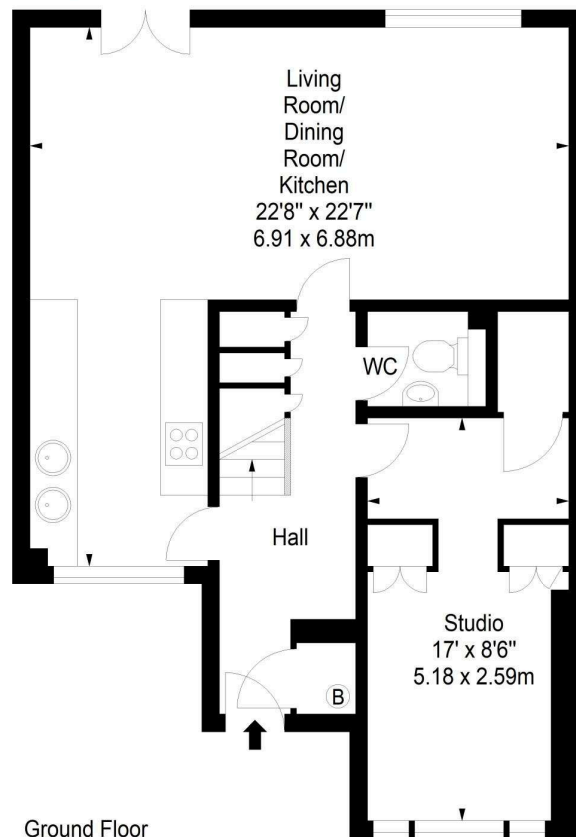




Braehead Row,  
Edinburgh,  
Midlothian, EH4 6BR



Approx. Gross Internal Area  
1181 Sq Ft - 109.71 Sq M  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

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