










Offers Over

£410,000

32 Braehead Avenue

Barnton | Edinburgh | EH4 6QN

This impressive four-bedroom terraced villa is quietly pocketed within the prime residential area of Barnton. Offering a well-proportioned and flexible layout, and positioned close to fantastic amenities, transport links, and reputable schooling, the property presents an ideal opportunity for growing families.

-  4 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - F



Description

The accommodation begins with an entrance vestibule, complete with a practical cloak area, leading into a welcoming hallway with a boiler/storage cupboard and an additional understairs cupboard.

The lounge/diner is a light and spacious area, featuring French doors leading to the rear garden and an open hatch to the kitchen – ideal for modern living and entertaining. The kitchen is well-appointed with a range of included white goods and panelled splash areas for easy upkeep, while also offering scope to be fully opened into the lounge (subject to the necessary consents). Also on the ground floor is a versatile fourth bedroom or family room, front-facing and enhanced by a stylish Velux window, comfortably used as a double bedroom or additional living space. The WC, fully panelled and fitted with a two-piece suite, adds convenience.

Upstairs, the landing provides access to a large storage cupboard and a partially floored attic. There are three further double bedrooms. The principal bedroom is a sizeable front-facing room with a deep integrated wardrobe with sliding doors. Bedroom two is a good-sized rear-facing double with a pleasant outlook and integrated mirrored wardrobes. Bedroom three is another rear-facing double. All bedrooms offer ample space for freestanding furniture and flexible configurations. The bathroom is smartly presented, featuring a step-in rainfall shower, freestanding bath, partial panelling, and a heated towel rail.

Further benefits include gas central heating, double glazing, and a security intruder alarm system.



Gardens & Parking

Externally, the property benefits from a private, well-screened rear garden with a patio, lawn, hedge borders, power points, and a shed. To the front, a double driveway provides off-street parking.

Extras

Selected fixtures and fittings, including; integrated dishwasher, freestanding range cooker, fridge-freezer, washer, and dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



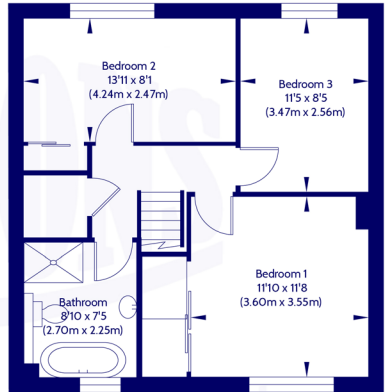
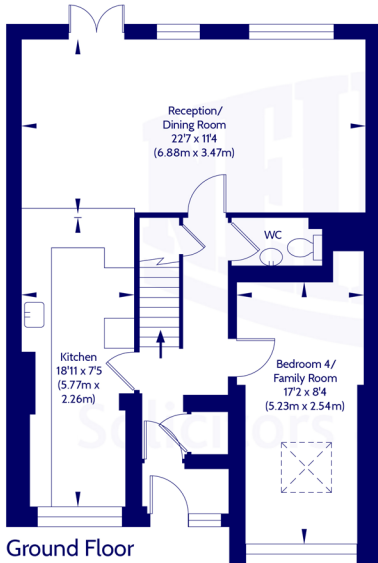


Location

The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, restaurant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



Approx. Gross Internal Floor Area 114 Sq M / 1233 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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