



15 Brae Park Road
CRAMOND | EDINBURGH | EH4 6DP


warners
solicitors & estate agents





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Lovely, detached four/five bedroom family home with conservatory, study & double garage/ workshop and stream, situated on a quiet road in a wonderful and peaceful setting, located within the sought after high amenity Cramond district, approximately four miles west of Edinburgh city centre with Edinburgh Park, Edinburgh International Airport and the City Bypass, all within easy reach.

This substantial detached family residence is offered 'Sold as Seen' as it would benefit from a degree of modernisation, and offers generous and versatile accommodation across two floors boasting multiple reception rooms, a spacious kitchen with utility, conservatory, study, workshop, integrated garage facilities, and externally, well kept, mature, surrounding gardens including South facing front garden area with stream running through, large driveway, and a 1/19 share in the adjacent field.

The property further benefits from double glazing throughout. The fantastic home is ideally suited for growing families, home working, and multi-functional living and early viewing is recommended to fully appreciate the potential, and quality of accommodation on offer.

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





Key Features

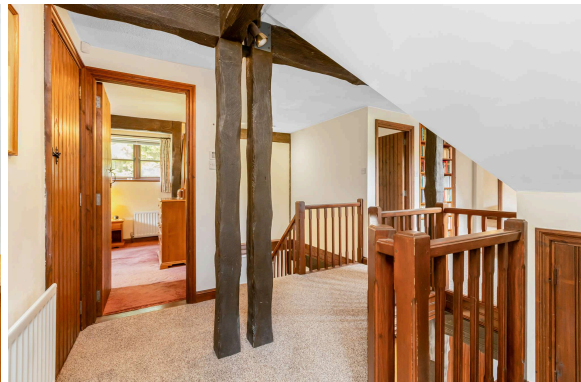
- Fabulous detached property in sought after location
- Flexible accommodation with potential fifth bedroom/study use
- Four well-proportioned bedrooms
- Multiple reception rooms
- Spacious living room with feature fireplace and stove
- Separate dining room
- Conservatory
- Dedicated study/home office
- Kitchen with adjoining utility room
- Ground floor cloakroom/WC
- Large workshop
- Integral large garage
- Family bathroom, and en-suites in bedroom 1 and 2
- Ample storage cupboards throughout, and attic space
- Surrounding private gardens with driveway and stream
- 1/19 share in adjacent field

Energy Rating C and Council Tax Band G

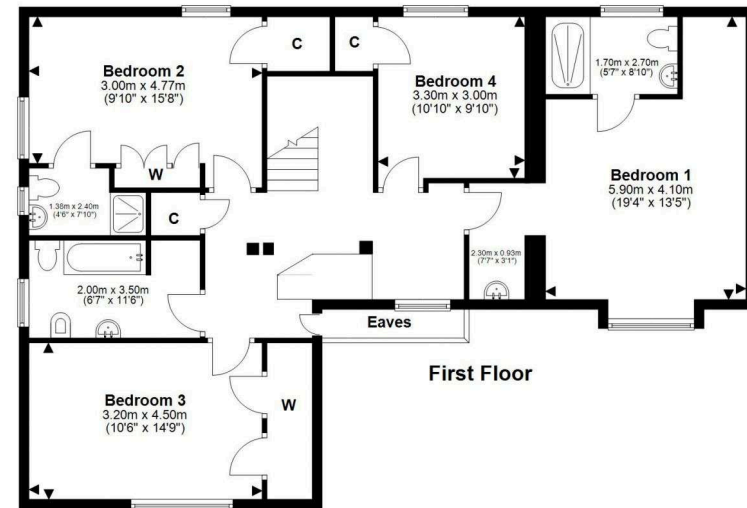
All fixtures, fittings curtains, blinds and kitchen/utility appliances will be included in the sale while some items of furniture can be available with separate negotiation.



Once a small fishing village at the mouth of the River Almond on the shores of the Firth of Forth, Cramond has a history dating back to the Bronze Age and Roman times. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith 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 and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.