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Offers Over

£325,000

41 Braehead Drive

Barnton | Edinburgh | EH4 6QW

A most appealing and rarely available mid terraced bungalow, forming part of peaceful leafy street in Edinburgh's desirable Barnton area.

- 2 bedrooms
- 2 public rooms
- 1 bathroom
- Double driveway
- Garden
- EPC rating – C
- Council tax band - E

Description

The property offers flexible accommodation over one level and would be well suited to young families, or those looking to downsize to something a little more manageable. Though generally well preserved there is excellent scope to upgrade and modernise to suit individual taste.

The property is accessed via a sunny entrance porch, with space to relax and enjoy the evening sunshine, and briefly comprises a main hallway with excellent built-in storage, spacious bay fronted reception room which enjoys a bright westerly aspect and features a focal fireplace and coving, versatile dining/family room which would also work well as an office space for homeworkers, well equipped kitchen with clothes pulley which has been fitted with a variety of white base and wall units, complete with contrasting worktops, mosaic tiling and a range of built-in appliances. A rear porch off the kitchen houses the washing machine and gives access to the rear garden.

There are two good sized double bedrooms both quietly located to the rear overlooking the back garden, and a wet room with two-piece white modern suite and walk-in electric shower area.

Extras

All floor coverings, fixtures, light fittings, white goods, blinds and integrated appliances will be included.

Plans previously approved to extend front garage storage area meet the porch and create third bedroom room/home office. More information on this is available via request.

Gardens and Parking

To the front of the house are well stocked planted beds, together with a double driveway and useful store. To back is an enclosed low maintenance garden which has a lovely peaceful feel and has been laid predominantly to paving slabs, peppered with a selection of shrubs, flowers and small trees.

Viewing

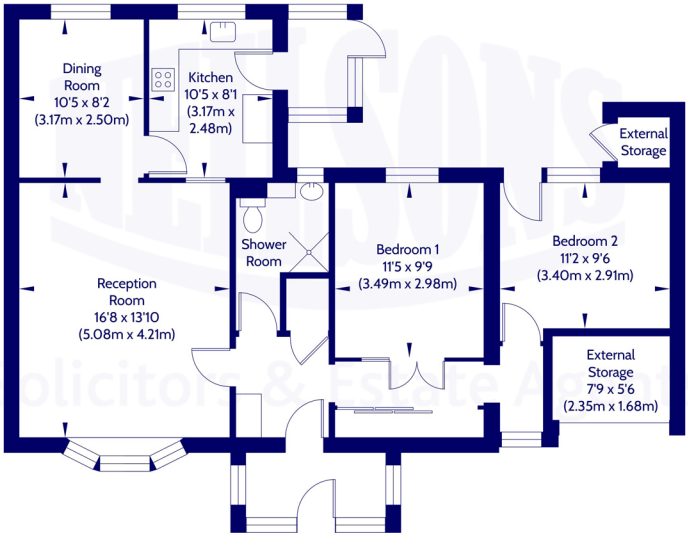
By appointment through Neilsons (0131 625 2222).

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 86 Sq M / 924 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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