

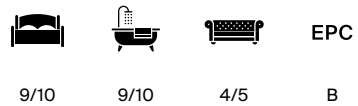


BRAEHEAD ROAD

Edinburgh, EH4



A SUPERB MODERN FAMILY HOME WITH LUXURY ACCOMMODATION AND A SELF-CONTAINED GARDEN LODGE.



Private

Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £1,400,000

DESCRIPTION

A rare opportunity to acquire an exceptional modern family home in sought-after Barnton. Built in 2020 to exacting standards, this impressive nine/ten-bedroom detached house combines contemporary design, advanced insulation and technology to create an energy-efficient home with remarkably low running costs. Arranged over three floors and served by a lift, it has been thoughtfully designed for flexible family living and long-term accessibility.

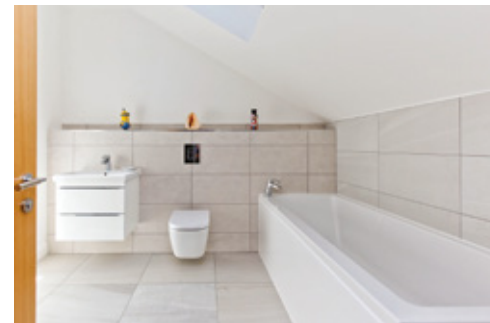
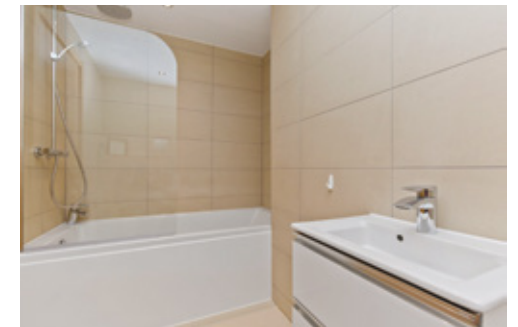
The ground floor centres around a superb open-plan kitchen and dining space, opening through bi-fold doors onto the rear terrace. The kitchen features sleek cabinetry, marble worktops, a breakfast island and high-spec integrated appliances. A separate utility room provides further storage and external access. A generous living room sits alongside, complemented by a ground-floor bedroom suite currently used as a study.







Eight further double bedrooms are arranged across the upper floors, each with its own ensuite. The principal suite includes a dressing area and garden views, while several rooms offer walk-in wardrobes or adaptable layouts ideal for children, guests or home working. Décor throughout is neutral and refined, with underfloor heating on the ground floor and triple glazing ensuring year-round comfort.



A standout feature is the detached garden lodge, offering a spacious open-plan living/kitchen area, a double bedroom and a shower room. Perfect for multi-generational living, guest accommodation or, subject to permissions, as a short-term let.

The private rear garden features a manicured lawn and two paved terraces, ideal for outdoor dining. Secure gated parking to the front provides space for multiple vehicles.

Situated in the heart of Barnton, the property benefits from excellent local amenities, renowned schools, green spaces and swift access into the city centre and beyond—making it an exceptional contemporary home in a prime Edinburgh location.

LOCATION

Everyday essentials are on the doorstep, with convenience stores, a Post Office and a pharmacy all within a two-minute walk. For a wider retail choice, Craighleith Retail Park and The Gyle Shopping Centre are both just an eight-minute drive away, offering major supermarkets and high-street brands.

Barnton is surrounded by green open spaces, prestigious golf courses and beautiful walking routes. The Royal Burgess Golfing Society sits at the end of the road, while Corstorphine Hill, the River Almond and Cramond's waterfront provide scenic spots for outdoor recreation, all within easy reach. Indoor sports and leisure facilities are available at Drumbrae Leisure Centre, alongside a community library hub.

Schooling in the area is excellent, with Cramond Primary and The Royal High School close by, and leading independent options including Cargilfield, ESMS and St George's.

The area is exceptionally well connected, with regular bus services across the city and swift access to the City Bypass, Edinburgh Airport, the Forth bridges and the wider motorway network—making Barnton a highly convenient and sought-after location.



Outbuilding



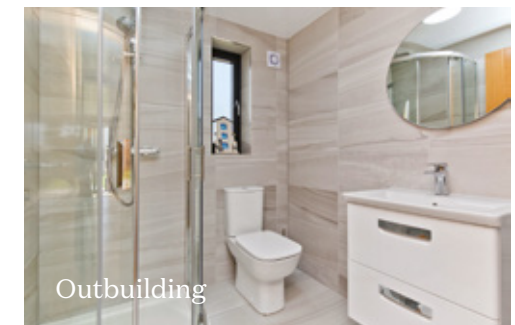
Outbuilding



Outbuilding



Outbuilding



Outbuilding





I would be delighted
to tell you more.

Ricardo Volpi
0131 222 9600
ricardo.volpi@knightfrank.com

Knight Frank Edinburgh
80 Queen Street, Edinburgh
EH2 4NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.