



35 Braehead Road
Barnton
Edinburgh
EH4 6BD







Bright and spacious detached bungalow located in the desirable residential area of Barnton approximately 5 miles from the City Centre. The area is well served by local retailers including a Tesco Express on Queensferry Road, Scotmid Co-op, post office and chemist. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine.

The location is well served by the local public transport system with frequent links to the City Centre and surrounding areas. Excellent schooling at all levels is available locally including Cramond Primary Schools, The Royal High School and many of Edinburgh's Merchant Schools.



A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and South Queensferry, walks along the river Almond as well as 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 with ease of access to the City Bypass, national motorway network, Forth Road Bridge, Haymarket Railway Station and Edinburgh International Airport.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and excellent storage facilities.



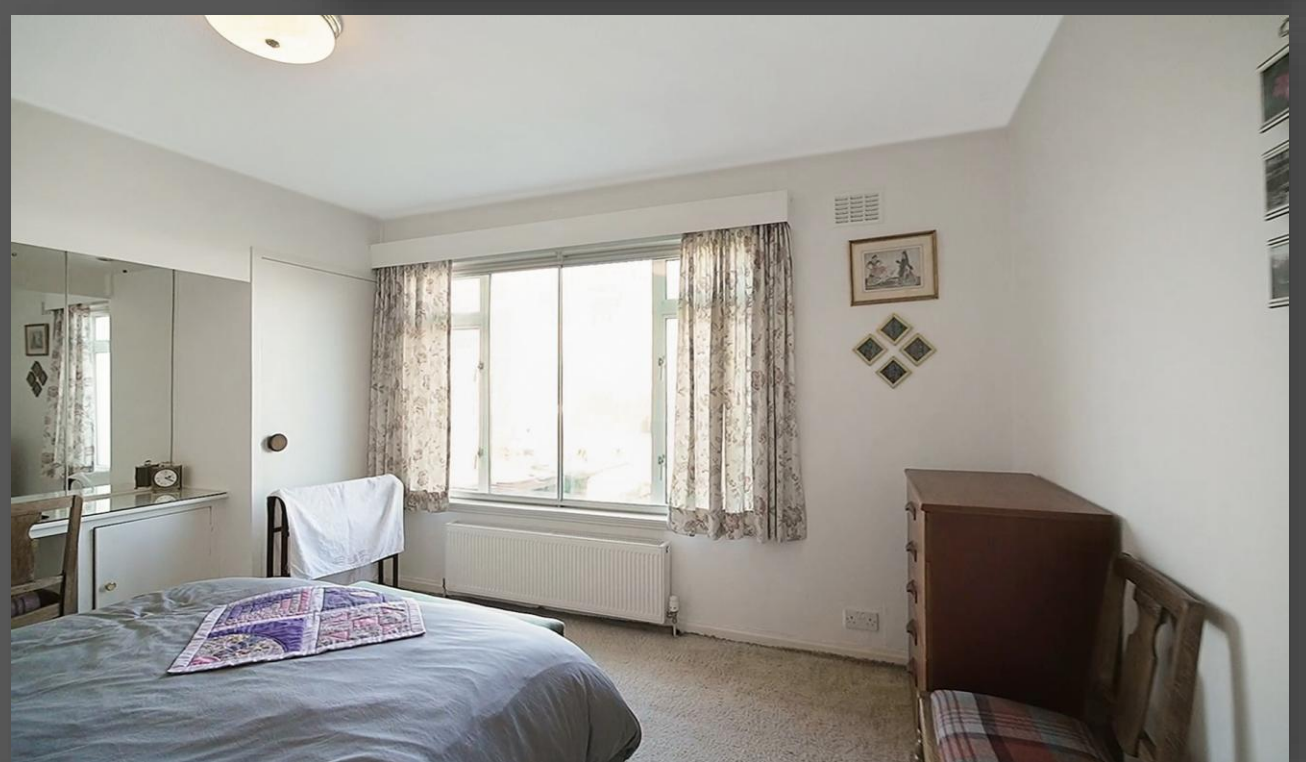


PROPERTY DETAILS

- Entrance Porch with windows to front and side.
- Welcoming L-shaped Hall providing access to all rooms. Meters cupboard. Attic access hatch.
- Bright and spacious Living Room with patio doors providing direct access to the rear garden. Feature fireplace with wooden surround and living flame gas fire.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. The washing machine, dryer, fridge and freezer are included in the sale, their condition is not warranted. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Serving hatch to Dining Room. Two cupboards. Window to rear. Door to garden.
- Family / Dining Room with windows to rear overlooking garden. Space for large dining table and chairs. Could be used as a further Bedroom if preferred.
- Large Double Bedroom with window to front. Extensive built-in wardrobes with hanging space and shelving.
- Second good-sized Double Bedroom with window front. Built in mirrored wardrobes with hanging space and shelving.
- Third Double Bedroom with window to front. Two built in cupboards. Built in dressing unit with large mirror.
- Shower Room with white two-piece suite comprising wash hand basin with vanity units below and WC. Shower compartment with mixer shower. Cupboard housing hot water tank. Mirrored bathroom cabinet. Frosted window to rear.
- A large floored attic accessed via a Ramsay ladder provides excellent additional storage space.



Viewing by appointment on 0131 524 3800







EXTERNAL

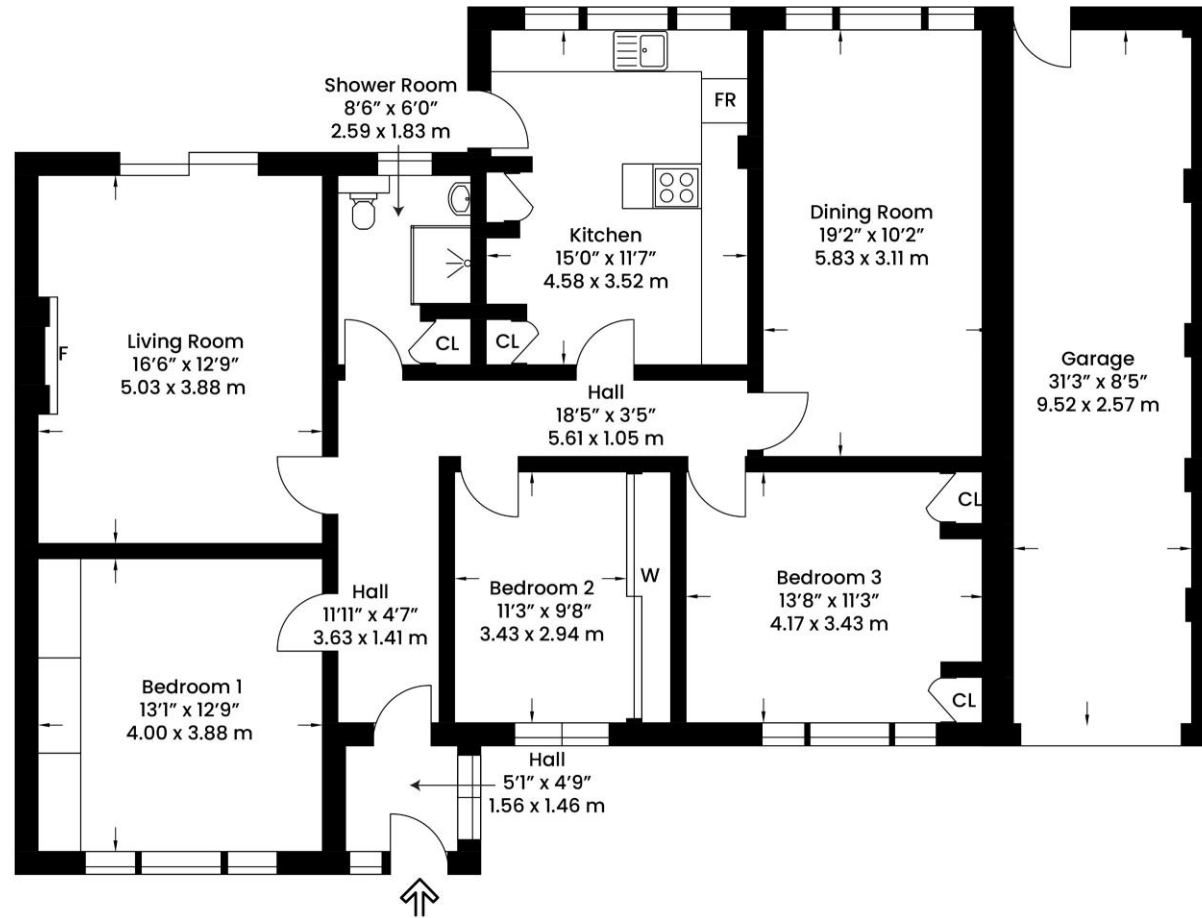
A driveway provides off street parking and leads to a large garage with up and over door, power and light.

The front garden features two large lawns bordered with a lovely array of established plants and shrubs.

The extensive rear garden is fully enclosed with a patio providing ample space for garden furniture. Large lawns bordered by an attractive array of established plants, shrubs and trees.

Unrestricted parking is available in nearby streets.

- Energy Efficiency Rating - D
- Council Tax Band - G



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026