

2 Braehead Park, Barnton, Edinburgh, EH4 6AX



Description

A fantastic opportunity has arisen to purchase this particularly appealing three-bedroom semi-detached home in the prestigious residential area of Barnton. Forming part of a small quiet modern residential estate yet with easy access to good local amenities nearby as well as quick access into the city centre, wonderful green spaces, and highly reputable schooling. The property offers comfortable and lovingly presented accommodation over two floors with attractive modern interiors, creating a desirable, contemporary home for professional couple and families.

Features

- Particularly appealing 3 bed semi-detached home in sought-after area
- Charming living room with focal point wood burning stove fire
- Open plan kitchen/dining which seamlessly flows out to the tranquil rear garden
- Ground floor WC and utility room
- Three bedrooms, master with en-suite
- Principal 3-piece bathroom
- Fully enclosed, south-facing garden, offering an ideal space for relaxation and outside entertaining
- Driveway
- Gas central heating and double glazing

Extras

The blinds, curtains, double oven, hob, dishwasher, fridge/freezer and garden shed are included.

EPC Rating: C

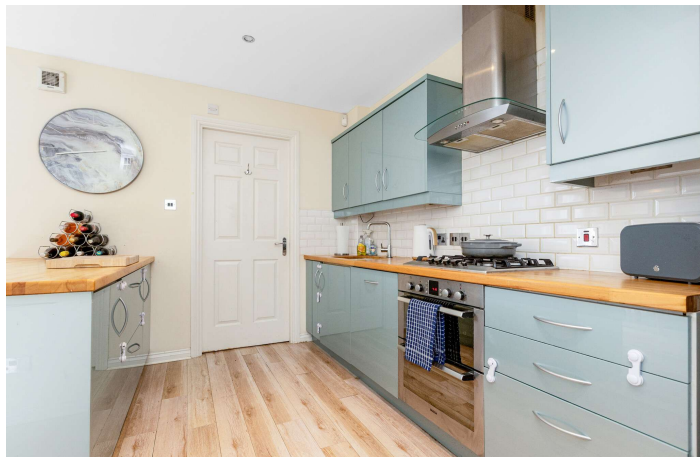
Price and Viewing

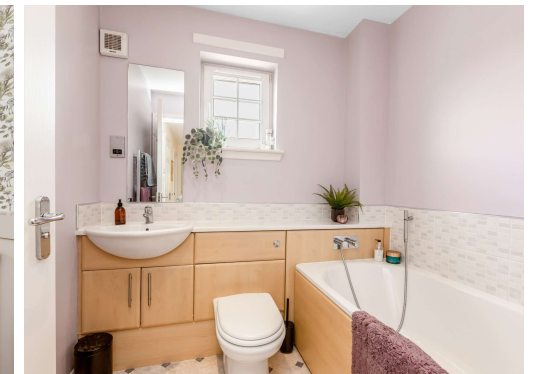
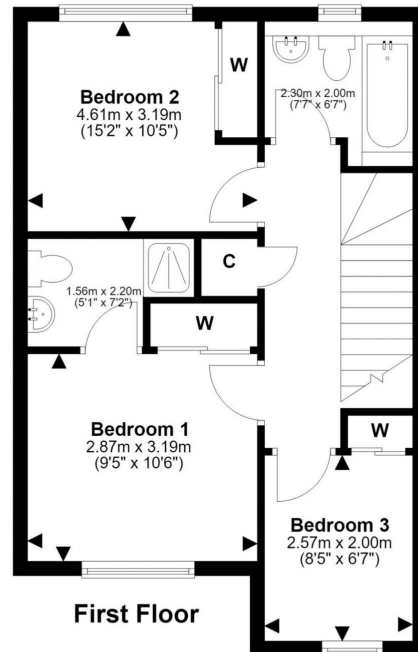
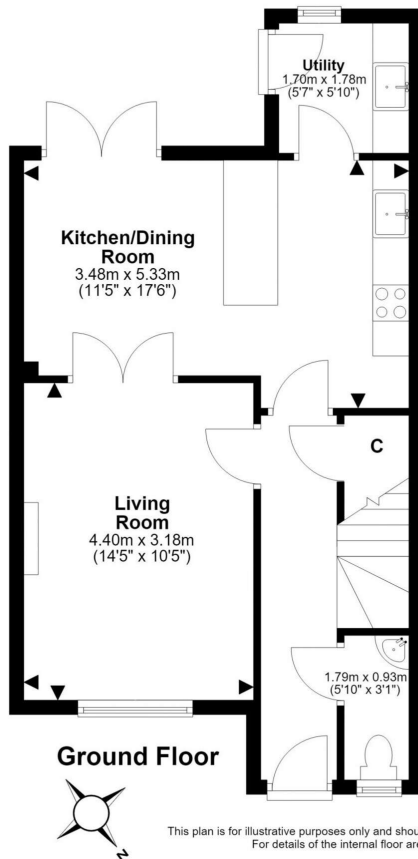
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Barnton is a leafy and peaceful residential area to the north-west of Edinburgh's City Centre. The property is minutes away from the River Almond path that leads to Cramond Village and the historic Cammo Estate. The scenic promenade along the foreshore is ideal for cycling, running, and walking. Corstorphine Hill, Lauriston Castle, The Dalmeny Estate and Davidson's Mains Park are also close by. Keen golfers will love the proximity to The Bruntsfield Links Golf Club and The Royal Burgess Golf Club. Indoor pursuits are available at the nearby David Lloyd Health Club in Corstorphine with its tennis courts, gym, fitness classes and swimming pools. For everyday essentials, Barnton is served by convenience stores, a post office, pharmacy whilst a Starbucks and Herringbone restaurant are recently new to the area. More extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigleith Retail Park or The Gyle Shopping Centre. Well-regarded local schooling includes Cramond Primary, The Royal High School, and it is perfectly situated for some of Edinburgh's finest private schools including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School. An efficient bus service takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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