



BRAEHEAD ROAD

Edinburgh, EH4



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



9/10 9/10 4/5 TBC



Private

Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £1,500,000

DESCRIPTION

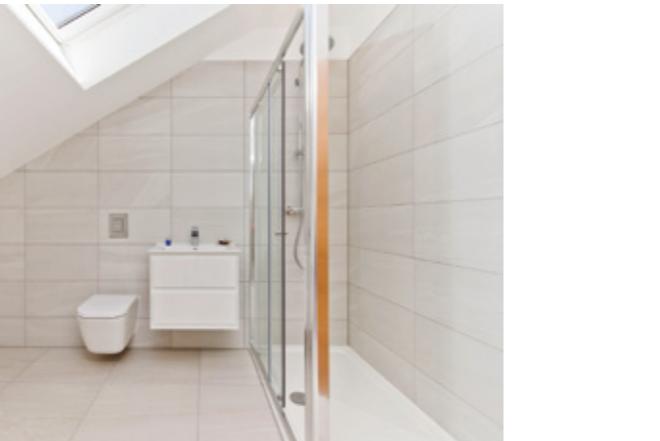
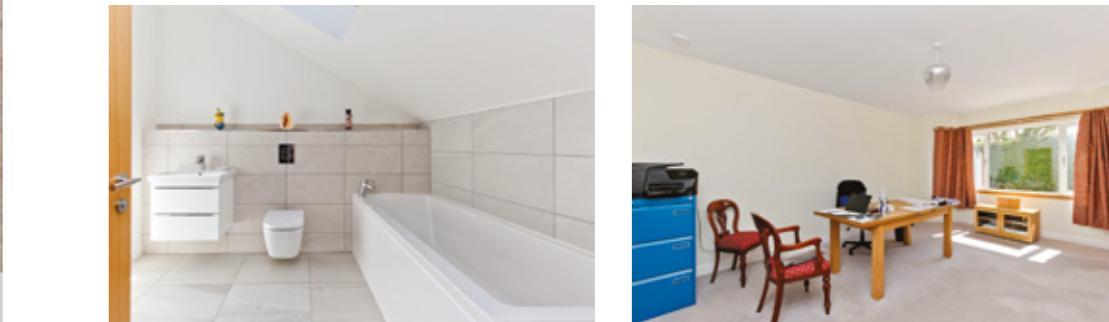
A rare opportunity to acquire an exceptional modern family home in sought-after Barnton. Built in 2020 to exacting standards, this impressive nine/ten-bedroom detached house combines contemporary design, advanced insulation and technology to create an energy-efficient home with remarkably low running 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

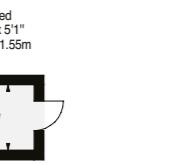
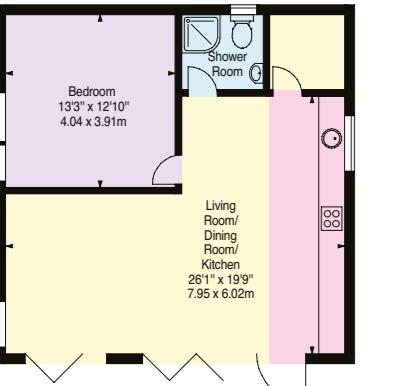
Everyday essentials are on the doorstep, with convenience stores, a Post Office and a pharmacy all within a two-minute walk. For a wider retail choice, Craigmillar Retail Park and The Gyle Shopping Centre are both just an eight-minute drive away, offering major supermarkets and high-street brands.

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.

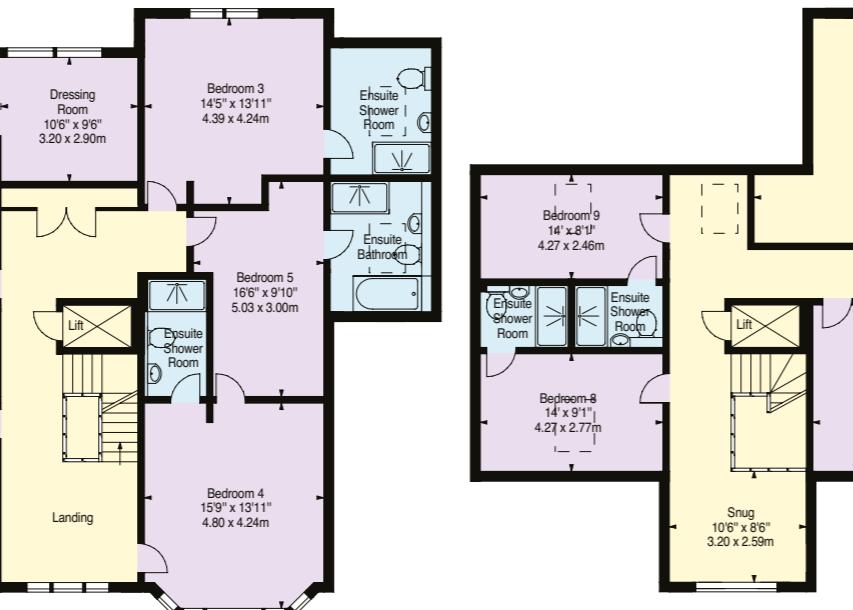
Schooling in the area is excellent, with Cramond Primary and The Royal High School close by, and leading independent options including Cargilfield, ESMS and St George's.

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.





Ground Floor



Approximate Gross Internal Area = 4869 Sq Ft - 452.33 Sq M
Out Buildings: 701 Sq Ft - 65.12 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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