



Fixed price £398,000

15 Braehead Drive, Barnton, Edinburgh, EH4 6QJ



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Impressive 3 Bed Family Home In Desirable Residential Area

UNDER OFFER

A fantastic opportunity to acquire an impressive three bed end terraced villa pleasantly set within mature gardens in the prime residential area of Barnton, convenient for access to local amenities, schools and transport links.

Enjoying a bright southerly aspect, this extremely desirable family home offers generously proportioned and flexible living space over two levels with excellent storage including a useful floored and insulated attic. In brief, the spacious accommodation comprises: welcoming entrance hallway, delightful sittingroom/diningroom with doors to enclosed rear garden, well fitted kitchen with large open serving hatch to dining area, three comfortable bedrooms, boxroom, family bathroom with shower and a downstairs wc. Well presented, the tastefully decorated interior also enjoys the added comfort of gas central heating complemented by the installation of double-glazed windows. A security alarm has also been installed for peace of mind. The mature, well-tended gardens are thoughtfully laid out for ease of maintenance with a side drive-in leading to a single garage with up and over door, light and power.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Sittingroom/Diningroom	227 x 11'8 (6.88m x 3.56m)
Kitchen	11'11 x 7'5 (3.63m x 2.26m)
WC	
Bedroom 1	11'8 x 11'8 (3.56m x 3.56m)
Bedroom 2	13'10 x 8'2 (4.22m x 2.49m)
Bedroom 3	11'5 x 8'5 (3.48m x 2.57m)
Boxroom	5'11 x 4'4 (1.80m x 1.32m)
Bathroom	9'1 x 7'5 (2.77m x 2.26m)

LOCATION

Barnton is an exclusive residential area only a few miles from the finest amenities of the city centre. Local shopping can be found in Barnton and nearby in Davidson Mains where there is a great range of shops and cafes with more extensive amenities found a short drive away at the Hermiston Gait Retail Park, Gyle Shopping Centre and Craigleith Retail Park which also has a Sainsbury's supermarket. Schools catering for all age groups are easily accessible, the property currently in the catchment area for Cramond Primary and The Royal High Secondary. There is also a wide variety of leisure facilities in the vicinity including parkland, the Murrayfield, Royal Burgess and Bruntsfield Links golf courses, Drum Brae leisure centre and scenic walks within Cammo estate or along the River Almond by the village of Cramond and Cramond Beach promenade. A frequent public transport service operates to many parts of the city

EXTRAS

All fitted floor coverings, blinds, electric cooker, dishwasher, free standing wardrobes in bedroom two and garden shed are included in the sale

EPC RATING

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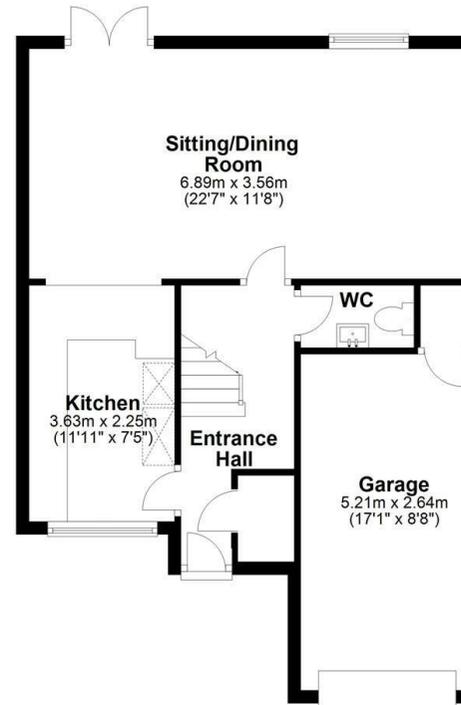
VIEWING

By Appointment Telephone: 07728 827277

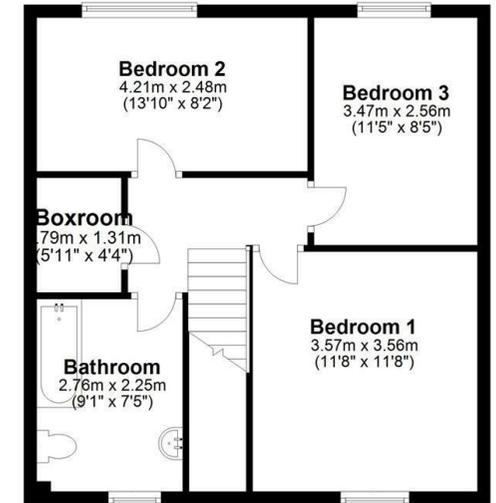




Ground Floor



First Floor



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.