

COULTERS[©]

WELCOME TO:

BRAEHEAD AVENUE

16 Braehead Avenue, Barnton, Edinburgh, EH4 6QN



BRAEHEAD AVENUE AT A GLANCE:



Residential Barnton location



Semi-detached three-bedroom home



Bright, south-facing conservatory



A short drive to Cramond Beach



Royal Burgess Golf Course nearby



Well-regarded schooling close by

EXTRAS:

All fixtures and fittings, including; light fittings and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a desirable Edinburgh location with this well-proportioned three-bedroom semi-detached home in prestigious Barnton. This property offers light filled, spacious and flexible accommodation over two floors and boasts a newly fitted contemporary kitchen and family bathroom, as well as south-facing conservatory and garden. With superb local amenities nearby, as well as quick access into the city centre, wonderful green spaces and highly regarded schooling it will make an ideal family home.

- A spacious rear living/dining room which flows into the adjacent conservatory through French doors. A versatile and flexible family living space
- Generous south-facing conservatory leading out into the enclosed rear garden
- A newly fitted contemporary kitchen with stylish handleless wall and floor units, sleek white worktops and integrated appliances including oven, hob and waste disposal unit
- Useful downstairs upgraded WC with washbasin built to storage
- Bright principal double bedroom with bespoke built-in mirrored wardrobes
- Two double bedrooms overlooking the rear garden, one with built in wardrobe
- A new stylish family bathroom with attractive tiling. Features chrome radiator and three-piece white suite including wall-mounted shower and washbasin built to generous storage
- Floored attic space with access by a slinging ladder
- An enclosed rear garden mainly laid to grass, with established shrubs and patio
- Single integral garage and driveway
- Gas central heating and double glazing throughout



LOCATION, LOCATION, LOCATION:

Barnton is a sought after and peaceful residential area a few miles to the west of Edinburgh's city centre. The property is in an ideal location with local amenities including Toni Macaroni's, Caffe Nero, Majestic Wines, Tesco Express, a bakery and pharmacy at Parkgrove Shopping Centre just off Queensferry Road and post office and Scotmid on Whitehouse Road. Other amenities are nearby at Davidsons Mains including a Tesco Superstore. The Gyle shopping centre which has a Marks and Spencer's and other retailers is ten-minutes away by car, as is Craighleith Retail Park which has a large Sainsbury's supermarket.

There is an array of outdoor amenities and leisure pursuits which include the nearby David Lloyd Health Club in

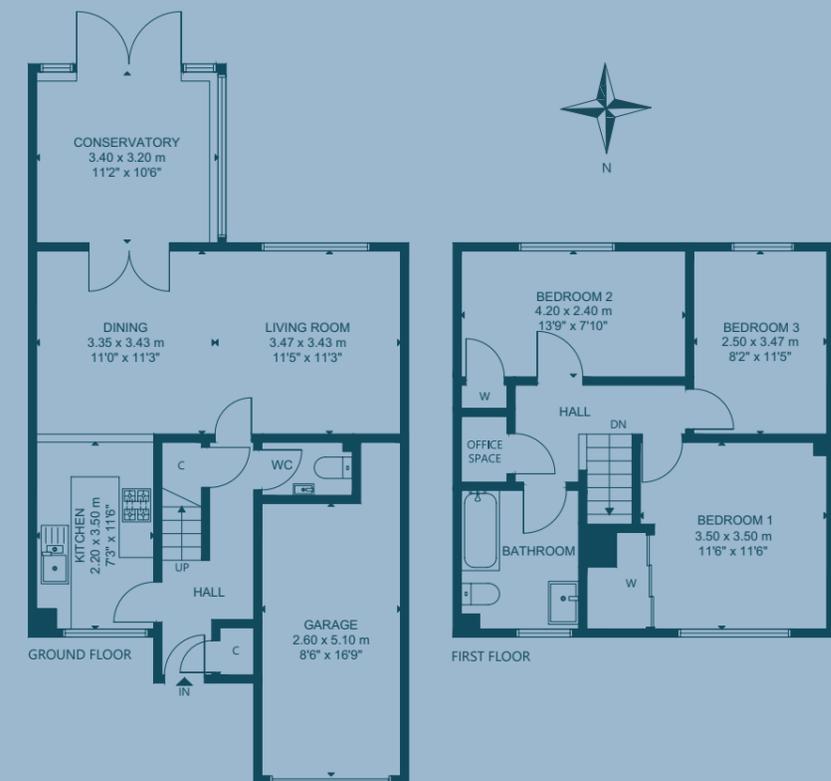
Corstorphine, The Royal Burgess Golf Club and Drumbrae Leisure Centre. Peaceful walks await at Cramond Beach and Corstorphine Hill, as well as in the grounds of picturesque Lauriston Castle.

Well regarded schooling includes Davidson's Mains Primary School and The Royal High School. It is well placed for some of Edinburgh's finest private schools including Fettes College, Stewart's Melville College, The Mary Erskine School and Cargilfield Private Prep School.

The motorway network including the City Bypass are within easy reach as is Edinburgh Airport. Regular bus services take you quickly into the city centre.



FLOOR PLAN:



16 Braehead Avenue, Barnton, Edinburgh, EH4 6QN

Approx. Gross Internal Area

1,098 Sq Ft - 102 Sq M

For identification only. Not to scale.

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