

6 Almond Court West

3 Braehead Park, Barnton, Edinburgh, EH4 6AY

mhdlaw



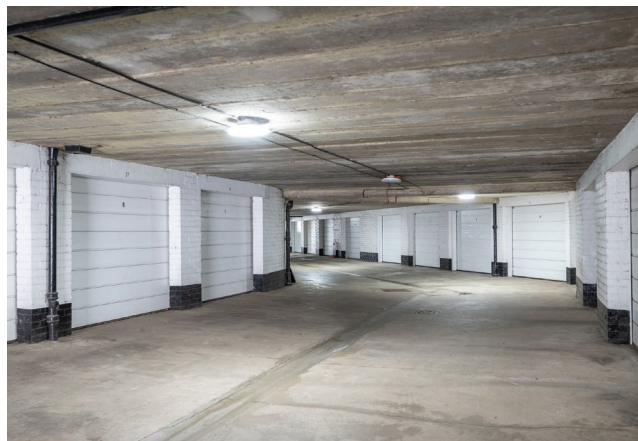
  
2 Public 3 Bed EPC

“Truly Spacious First Floor Flat”



Features

- Truly Spacious First Floor Flat
- Entrance Hall
- Living Room
- Dining Room
- Southwest-Facing Balcony
- Kitchen
- Three Bedrooms
- Bathroom
- Lovely Leafy Outlook
- Electric Heating
- Double-Glazing
- Lift
- Underground Garage
- Manicured Communal Garden Grounds



DESCRIPTION

Set on the first floor of a lovely development, nestled amongst mature garden grounds, this three-bedroom apartment benefits from lift access, well-proportioned rooms, a southwest-facing balcony with a verdant outlook and private garage.

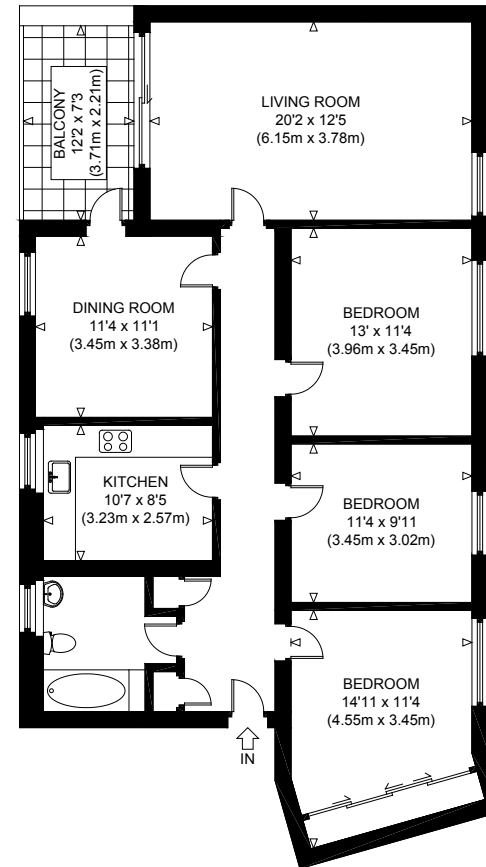
LOCATION

The quiet residential neighbourhood of Barnton lies approximately five miles west of Edinburgh's city centre. Braehead Park is a small residential road tucked away close to the banks of The River Almond on the leafy fringes of the capital, providing a pleasant mix of urban and rural living. Within the vicinity are several schools, including Cramond Primary, Royal High secondary school and Cargilfield boarding and day school. Local amenities are situated close by on Whitehouse Road including shops, takeaways and a Post Office. A wider range of amenities can be found approximately one and a half miles away in Davidson Mains, including a Tesco supermarket, bank, post office and other food and retail outlets. Further amenities are located in Corstorphine, the Gyle and at Craighleith Retail Park. Commuters will benefit from the excellent transport facilities in the vicinity. These include the A90 which is only short distance away and links to the Queensferry Crossing and routes north of Edinburgh. The city bypass and Edinburgh International Airport are approximately four miles away and the M8 motorway is only a little further. Those looking to travel by bus can catch the service operating along Whitehouse Road that serves the local community and city centre. Local recreational activities include yachting at Cramond Boat Club situated on Cramond's riverside and peaceful walks and cycling along the footpaths around the Almond River, whilst The Royal Burgess and Bruntsfield Links Golf Courses are both conveniently situated close by.

HOME REPORT VALUE – £310,000

COUNCIL TAX BAND – F

All appliances in the property are sold as seen and no warranties will be given.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1156 SQ FT / 107.4 SQ M

ALMOND COURT WEST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1156 SQ FT / 107.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Viewing – By appointment with viewing agent, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

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espc