










Fixed Price

**£435,000**

## 16 Braehead Crescent

Barnton | Edinburgh | EH4 6BP

Quietly located in a residential cul-de-sac in the highly desirable Barnton district is this superb end of terrace house offering well-proportioned family accommodation, close to highly regarded schools, amenities and transport links.

-  3 Bedrooms
-  2 Reception Rooms
-  2 Bathrooms & Guest WC
-  Private gardens
-  Garage & Parking
-  EPC Rating – C
-  Council Tax Band – F



## Description

This stylish property is offered for sale in good order throughout having been attractively modernised by the present owners. The front door opens to a bright and welcoming hallway with attractive oak flooring that continues throughout the ground floor. The reception room to the front of the house has an attractive fireplace with living flame gas fire and glazed bifold doors offering a flowing and sociable open plan connection to the dining room or the choice of separate spaces. The sociable heart of the home is the impressive kitchen/dining room which overlooks the garden to the rear. The kitchen area has been refitted in recent years with an excellent contemporary range of wall and base units with integrated appliances, breakfasting bar and attractive ceramic tiled splashbacks. There is ample space for a dining table and chairs and French doors from the dining area open to the conservatory offering useful additional reception space leading to the garden. There is a guest WC and large under stair storage space. The upper landing offers further storage space with a large airing cupboard and hatch giving access to a partially floored loft. The principal bedroom to the rear is a generous size and has built-in wardrobes and an en-suite shower room, there are two further double bedrooms and a family bathroom with modern white suite and over bath shower. Benefits on offer include gas central heating and full upgraded double glazing.



## Extras

The integrated kitchen appliances, fitted carpets and floor coverings, light fittings and window blinds are to be included in the sale.

## Gardens, Garage and Parking

The property benefits from a single garage located opposite the house which has been partially converted to offer an insulated office or workshop space, ideal as a home gym or home office or added secure storage for those looking to store bikes and sporting equipment. There is an up and over door, power and light. There are private gardens to both the front and rear of the property with the rear garden offering a safe and enclosed space for children and pets and an ideal spot for al fresco dining during the warmer months. A gate to the side of the house gives convenient external access. The front garden is laid to lawn and has a pebble chipped area and paved pathway to the front door. In addition to the garage there is ample free on street parking.

## Viewing

Please contact Neilsons on 0131 625 2222



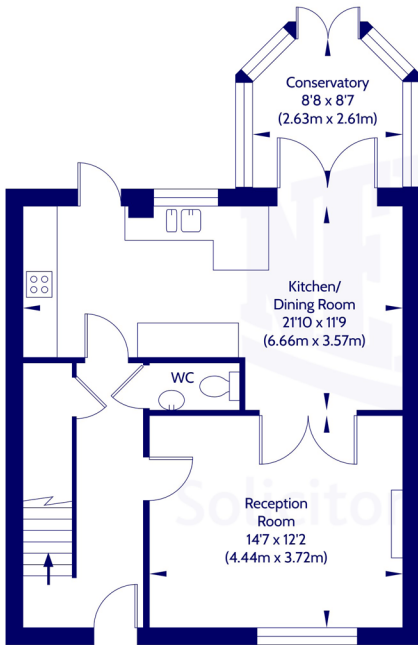


## Location

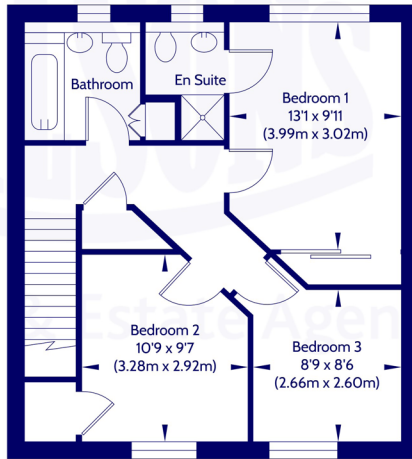
Braehead Crescent is peacefully tucked away in the ever popular and highly desirable Barnton district of Edinburgh which has long been established as one of Edinburgh's most sought-after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day-to-day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with large Marks and Spencer and a good choice of high street named stores. Highly regarded schooling is available within both the state and private sectors and an array of sporting and recreational facilities are also close at hand. For the commuter, excellent road links connect quickly to Edinburgh International Airport, the bypass and Central Motorway Network and swift access to the city centre is provided by regular local bus services. Of particular note are the wonderful parks and open spaces offering delightful coastal and riverside walks and the home is ideally placed for the golfing enthusiast, with The Royal Burgess and Bruntsfield Links both close by.



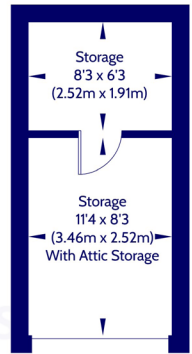
Approx. Internal Area 104.91 Sq M / 1129 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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