

Flat 3 Almond Court East, 5 Braehead Park Barnton, Edinburgh, EH4 6AZ

OFFERS OVER £315,000



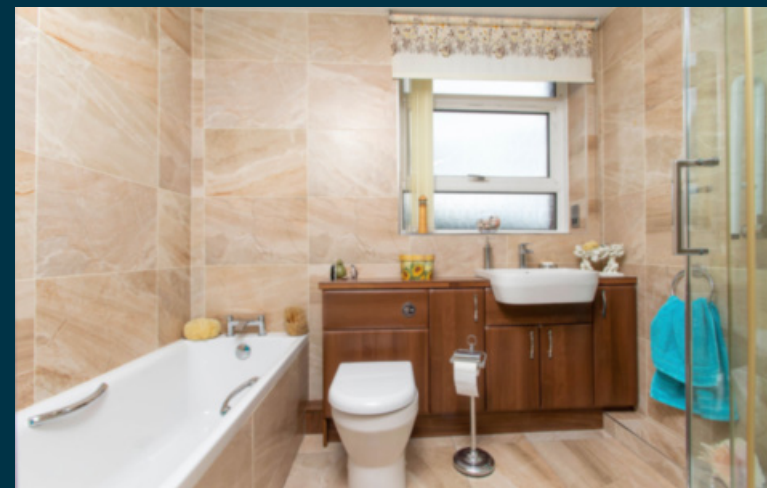
drummondmiller



- Spacious ground floor flat in select location with covered sun terrace, own secure garage and storeroom
- Living room and separate dining room with enclosed sun terrace off
- Modern fitted kitchen
- 3 double bedrooms and bright bathroom
- Electric heating and double glazing
- Renewed entry system, own garage, forecourt parking extensive grounds
- Excellent residential location in tranquil setting near River Almond
- EPC E

Description

This large ground floor flat (117 sqm) is sure to appeal to discerning purchasers of all age groups seeking comfortable accommodation all on ground floor level. There is a lengthy hall/reception area which benefits from built-in storage. The living room is separate to the dining room which gives access into the sun terrace (now enclosed). There is a separate fitted kitchen with appliances, three double bedrooms and a fully tiled bathroom/shower room with under floor heating. The building itself has a modern electronic entry system into the secure reception foyer. The fire/heat alarms have been upgraded to satisfy current safety regulations.





Heating and Double Glazing

Recently fitted electric storage heaters are complemented by double glazing.

Garage and Grounds

Flat 3 benefits from its own self-contained lock-up garage (with electric door) along with an allocated storeroom located within the undercroft of the block.

There is communal use of wonderful gardens which offers vast areas of well-maintained lawn having well-stock shrubbery and ornamental trees beyond. Unrestricted forecourt parking is also available.

Location

This is one of a pair of residential blocks of flats purpose built in the 1960's directly bordered by mature woodlands. Right on the boundary with the coastal village of Cramond, it enjoys a peaceful location alongside quality properties in the prestigious district of Barnton. It is also very close to the delightful walkway along the Cramond River. The high-amenity area offers ready access for sailing, horse riding, walking and several prestigious golf courses. Queensferry Road (A8) is very readily accessible which leads quickly and easily to major road and motorway networks. The property is in the catchment area for the Royal High School and further benefits from excellent bus services and a cycle route into the City Centre (3 miles). Craighleith Retail Park at Blackhall is only 2 miles away.

Management

Almond Court East is well managed by James Gibb and monthly fees of approximately £250.00 (including block Buildings Insurance and communal repair fund).

Extras

The sale price includes the blinds, electric hob, hood, washing machine, fridge, freezer and brand new carpets.

Mortgage Valuation

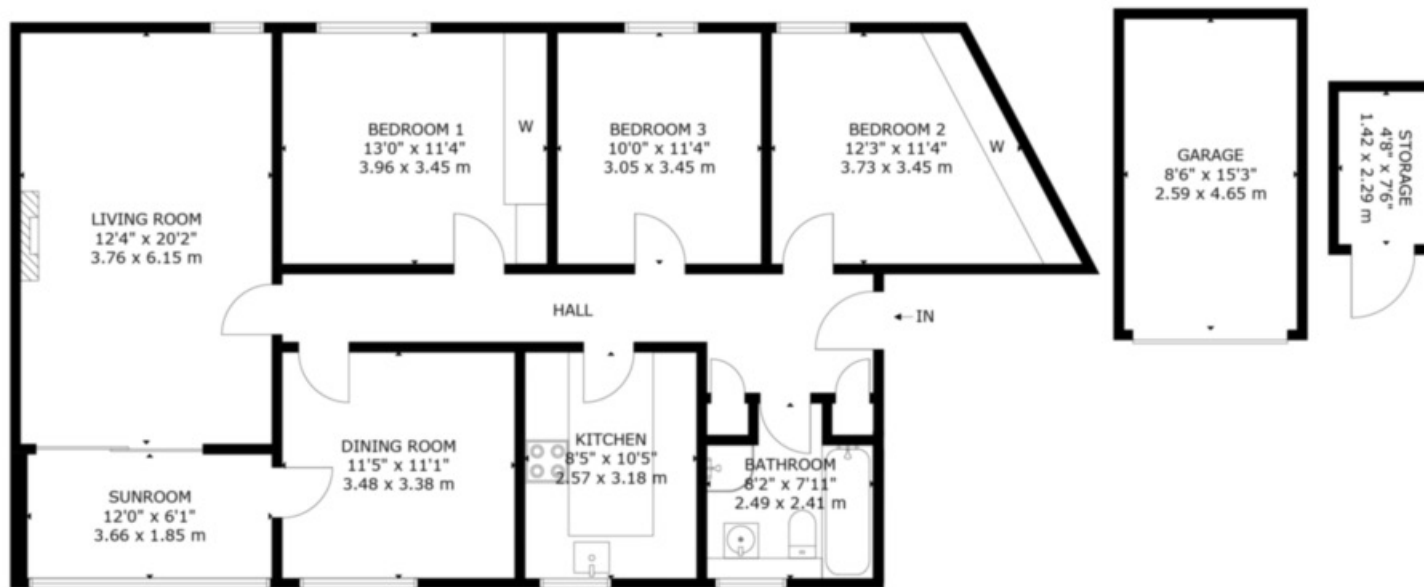
The property has been valued at £325,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

It is in Council Tax Band F and has an E rated Energy Performance Certificate.

Viewing

Viewing is by appointment with the Agent 0131 229 3399 (or 0759 58 20611 out with office hours).



GROUND FLOOR

3 FLAT 5 BRAEHEAD PARK, ALMOND COURT EAST
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,187 SQ FT / 110 SQ M
 GARAGE 130 SQ FT / 12 SQ M, STORAGE 35 SQ FT / 3 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com

