



**23 Braehead Drive, Barnton,
Edinburgh, EH4 6QJ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

THREE-BEDROOM, TERRACE HOUSE



Attractive, three-bedroom, terraced house, situated in a peaceful residential area in the sought after Barnton area of Edinburgh, close to excellent local amenities and schools, green spaces, Cramond Beach and transport links both in and out of the city and Edinburgh airport. Tucked away in a leafy street this property offers spacious living accommodation over two floors. On the ground floor there is a generous, dining lounge with a gas flame fire and access to the garden, a fitted kitchen, with white units and a range of appliances, hall with cloakroom, WC and storage cupboard. On the upper floor there are three double bedrooms, two of which have fitted wardrobes, a bathroom, with a bath and overhead shower and a vanity unit, and the landing has a good sized storage cupboard and access to the attic. To the front of the property there is an open area of lawn, a drive and a single garage. To the rear there is a sunny, enclosed garden with an area of lawn, a patio, is edged by hedging and a gate leads to a back lane, with quick access to the main road.

Hall
Dining lounge
Kitchen
W.C.
Three double bedrooms
Bathroom
Gas central heating
Double glazing
Attic
Storage
Garage and drive
Garden





BARNTON

The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob, washing machine, dishwasher, tumble dryer and fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

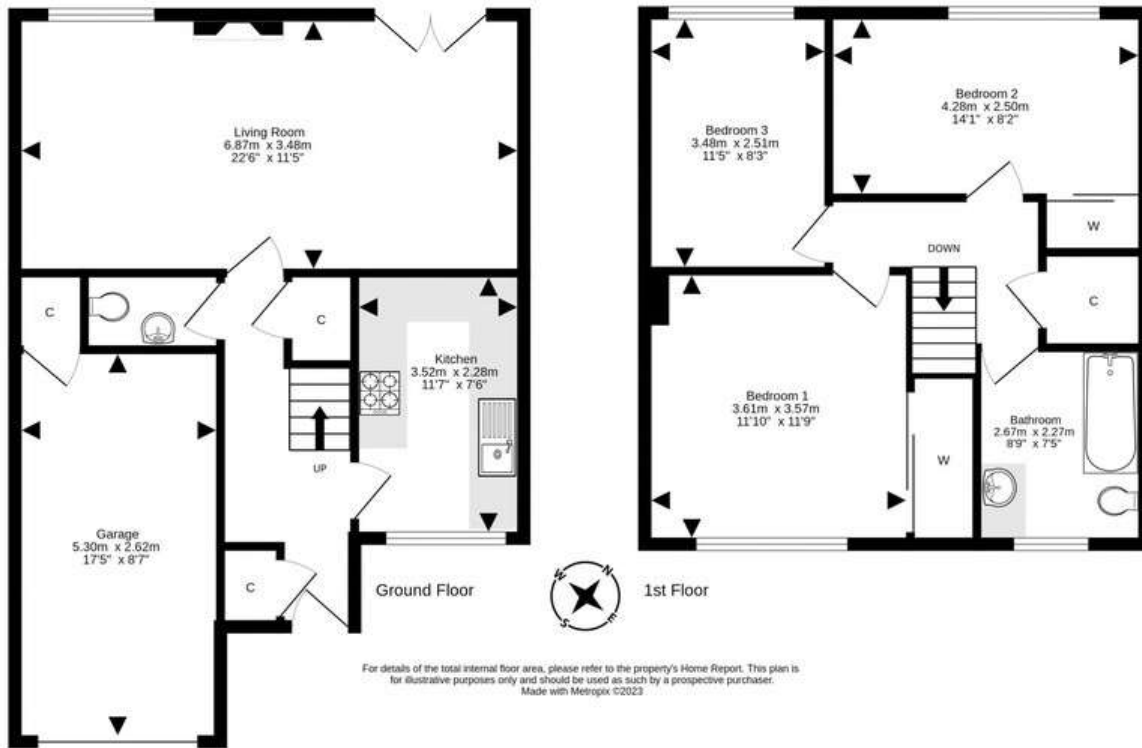
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Home Report Valuation

£380,000

EPC Rating

D



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