



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 4, ALMOND COURT WEST

3 Braehead Park, Barnton, Edinburgh, EH4 6AY

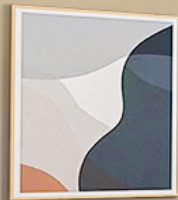


This generous three/four-bedroom flat is situated on the first floor of an established, lift-serviced development in sought-after Barnton. It benefits from a south-facing balcony overlooking manicured shared gardens, plus there is private, secure garage parking. The interiors are exceptionally versatile and promise opportunities for upgrading, along with a blank canvas of neutral décor for easy personalisation. The property's leafy setting on Edinburgh's western fringes allows swift access to the airport, rail links, and the motorway network connecting to the Queensferry Crossing and across the Central Belt. Extras: All fitted floor and window coverings, and light fittings are included. Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

Factoring Information: There is a factoring agreement in place with James Gibb Residential Factors. The yearly charge is around £2,400 and includes stair cleaning, gardening and ongoing maintenance.

FEATURES

- Peaceful development in desirable Barnton
- Generous and versatile first-floor flat
- Secure entry system and communal lift
- Airy entrance hall with cloakroom and storage
- Light-filled living/dining room with balcony access
- Bright, well-appointed kitchen
- Four double bedrooms (three with fitted storage) – option for a study or second reception room
- Bright shower room
- South-facing seating balcony offering garden views
- Expansive communal grounds with manicured gardens
- Private, secure garage parking and store
- Electric heating and double-glazing







"THE FLAT ENJOYS A SOUTH-FACING BALCONY, SECURE GARAGE PARKING, AND A SOUGHT-AFTER ADDRESS IN LEAFY SURROUNDINGS. "





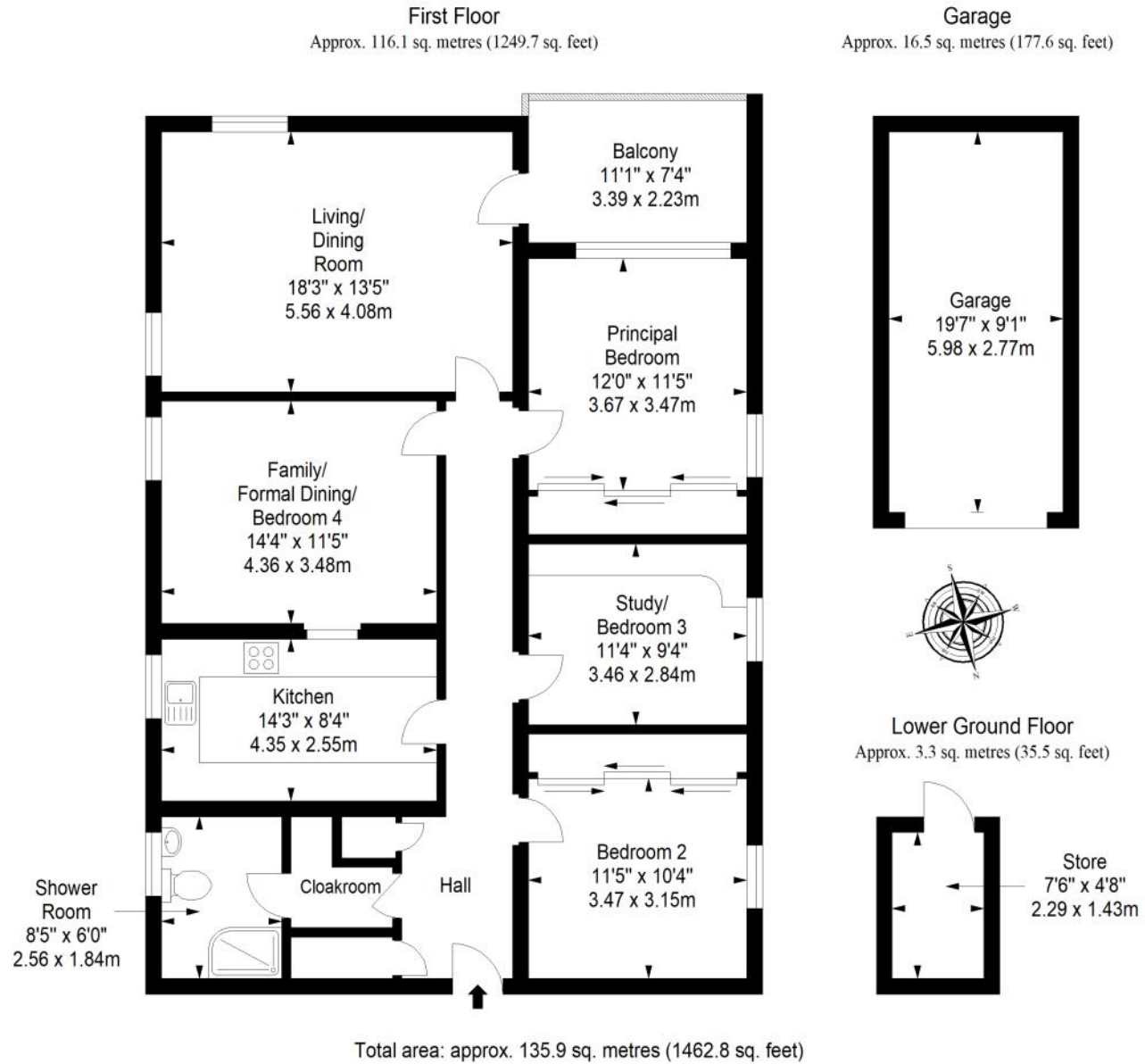
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





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BORDERS

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