



1 Braehead Avenue, Edinburgh, EH4 6AU

*Immaculately presented four-bedroom detached family home set within generous garden grounds*

URQUHARTS  
EDINBURGH



## DESCRIPTION

1 Braehead Avenue is an immaculately presented four bedroom detached family home set on an elevated position within generous garden grounds, with driveway and garage. Situated in desirable Barnton area, the location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property has been extended and renovated to a high modern standard and offers flexible accommodation to suit a range of buyers.

Spacious entrance hall; bright living room with dual aspect outlook over the front garden; dining room; modern fitted kitchen with wall & base units, integrated appliances, and access to the rear garden; master bedroom with built-in wardrobes; double bedroom 2; and a family bathroom. On the upper level, there are two double bedrooms, and a shower room.

## ACCOMMODATION

Entrance hall. Living room. Kitchen. Dining room. Four double bedrooms. Bathroom. Shower room.

Gas central heating. Double glazing. Driveway for several cars leading to a detached single car garage. Well-maintained front, side and rear garden, with the enclosed rear garden mainly laid to lawn with patio and decking areas.

## LOCATION

Barnton is a highly desirable residential area only a few miles west of the city centre and surrounded by fine open countryside. Excellent local shopping facilities on Whitehouse Road at the Barnton Junction include a bank, Scotmid Co-op, Tesco Express, café and hairdresser, and at nearby Davidson's Mains, there is a Tesco Metro. Larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gate, and Craighleith Retail Park. Leisure facilities in the area include walks along the River Almond to the village of Cramond and the beach promenade, Drum Brae Leisure centre, several excellent local golf courses including The Royal Burgess, and sailing on the Forth Estuary at Cramond and South Queensferry. Regular buses run into the city centre and surrounding areas, and the City Bypass and M8 are within proximity giving access to the Edinburgh International Airport, Forth Road Bridge/Queensferry Crossing, and central motorway network. Cramond Primary and The Royal High are the catchment schools for the area, and private schools within easy drive include Cargilfield Preparatory School, Fettes College, St George's School for Girls, and The Erskine Stewart's Melville Schools.





## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **D**



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Edinburgh, EH4 6AU



Approx. Gross Internal Area  
1507 Sq Ft - 140.00 Sq M  
Garage  
Approx. Gross Internal Area  
157 Sq Ft - 14.59 Sq M  
For identification only. Not to scale.  
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## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).