



Estate Agents and Solicitors

## 7/9, Braehead Drive, Barnton, Edinburgh, EH4 6QH

Well-Presented & Spacious Three Bedroom, Second Floor Flat

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# Property Description

Well-presented and spacious three bedroom, second floor flat with a garage. Set in a quiet, leafy residential development, the property is located in sought-after Barnton, to the west of Edinburgh city centre.

Comprises: an entrance hall, inner hall, living room, dining room, kitchen, three double bedrooms, a family bathroom, and a WC.

Features include a well proportioned floor plan, uPVC double glazing, gas central heating, a fitted kitchen, secure entry system, and TV and telephone points. Further features include well kept, established shared grounds, a separate private garage, and ample on-street parking on the surrounding streets.

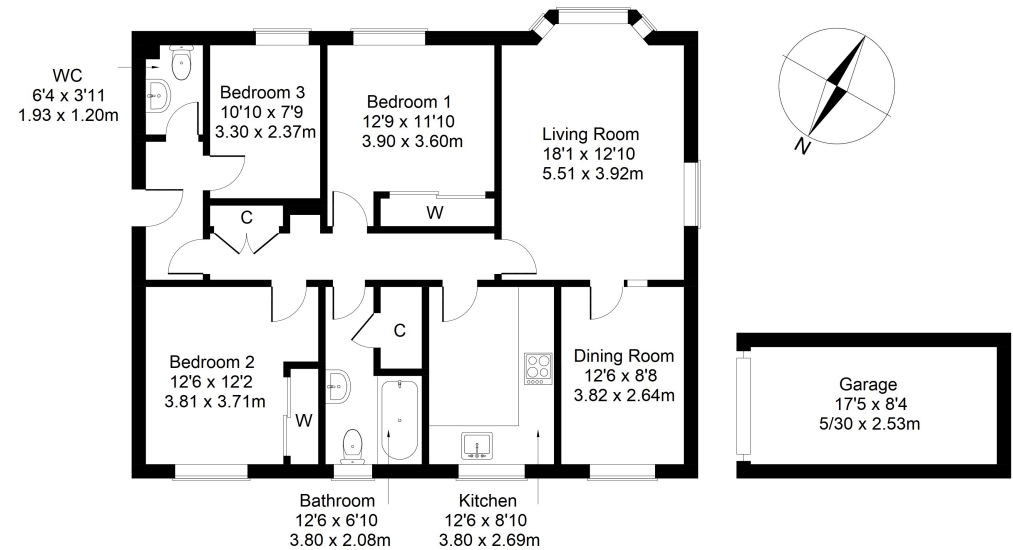
The entrance hall grants access to a WC, bedroom three, and has space for outerwear, and opens into the main inner hall with sanded and varnished floorboards, the entryphone handset, and a built-in store cupboard. With aspects to the front and side, the light and spacious living room features carpeted flooring, a bay window and a door opening into the adjoining dining room.

The well-proportioned kitchen, which is set to the rear, is fitted with traditional wall and base units with stone-effect worktops, a stainless steel sink, a tiled surround, and a fridge, with space for further freestanding white goods.

Generous bedroom one is set to the front, with carpeted flooring and an open wardrobe, whilst bedroom two is to the rear, with carpeting and ample space for freestanding bedroom furniture, and front-facing bedroom three also features carpeting and a pendant light fitting. With a built-in cupboard for storage, the bathroom is fitted with a coloured three-piece suite with an electric shower over the bath, tiled flooring and splash walls, while the separate WC also includes a complementary two-piece suite.

A Virtual 360 Tour is available online.

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7/9 Braehead Drive, Barnton, Edinburgh EH4 6QH  
Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Barnton is a desirable residential area, with great local shopping on Whitehouse Road, Davidson's Mains, supermarkets in Corstorphine and Craighleith retail park, with further extensive retail shopping to be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. Well-regarded local schooling is available at Craigmond primary, along with The Royal High and St. Augustine's.

Recreational facilities within the area include the Drumbrae Leisure Centre, the exclusive David Lloyd Gym, the Craigmond shore, Corstorphine Hill, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as well as a number of golf courses. This west-of-city location allows for quick access to the city bypass and further motorway network, Edinburgh Airport and the Forth crossing.









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