



8 Braehead Avenue
Barnton, Edinburgh, EH4 6BA





8

Braehead Avenue

Maintained to a high level, 8 Braehead Avenue is a stunning, owner occupied, four bedroom home in the highly regarded Barnton district of Edinburgh, north west of the city centre.

- Dual aspect sittingroom
- Kitchen/breakfastroom
- Utilityroom
- Diningroom
- Principal bedroom with en-suite & dressingroom
- 3 further bedrooms, one with en-suite
- Family Bathroom
- Separate w.c
- Immaculate wrap-around gardens
- Attached double garage with off street parking in front

Home Report: £850,000

EPC Rating: C

Maintained to a high level, 8 Braehead Avenue is a stunning, owner occupied, four bedroom home in the highly regarded Barnton district of Edinburgh, north west of the city centre. Set on a quiet residential street, the bungalow was originally built in the late 1950s and then sympathetically and skilfully extended and totally reroofed some thirty years later by the current owners. It has an attached double garage and is surrounded by its own immaculately tended gardens.

Set back from the street, the colonnaded porch and front door of the bungalow are approached via the monoblock driveway. The front door opens onto a spacious hallway that runs the entire length and width of the property and gives direct access to all rooms. It is filled with natural light from the large windows on its eastern side and has a full height cupboard and a back door leading to the garage. The east/west axis of the dual aspect sitting room makes it an exceptionally bright space that is further enhanced by a sliding glass door that leads onto the patio and back garden. The dining room can accommodate a large dining table and also opens onto the patio. The handsomely sized kitchen that overlooks the front garden has a plethora of storage units, the majority of which are floor mounted, a consequent corresponding amount of work surfaces and a full complement of integrated appliances. A generous part of the kitchen is devoted to a second dining area. There is a separate utility room, again with an external door, that houses the gas fired boiler, washing machine and drier, as well as having a sink. The cloak room is fitted with a basin and wc.





The comfortable principal bedroom is to the rear of the bungalow and incorporates both a designed dressing room with clothes storage and an en suite shower room with three piece suite. There is a second double bedroom with en suite shower room and a large walk-in wardrobe. and a further double bedroom with a large wardrobe with sliding mirrored doors. The fourth smaller bedroom overlooks the front of the house and has the potential to be used as a study. The naturally lit family bathroom has a four piece suite that includes a sunken bath as well as a separate shower. There is gas fired central heating and double glazing.

There is an attached double garage that provides off street parking in front of it. The delightful surrounding gardens are maintained to very high standards. A flagstone path leads from the front garden to the patio at the side of the bungalow that is also paved and offers a great opportunity for al fresco entertaining. The front garden is lawned with accompanying flower beds and shrubberies, while the lawned area of the rear garden is reached by steps from the patio. Again there are flower beds and shrubberies around the perimeter of the lawn.

Extras: to include all fitted carpets and fitted floor coverings, blinds, the integrated gas hob, oven, extractor, fridge, freezer and freestanding dishwasher, washing machine and dryer.





Barnton is a highly regarded residential area on the periphery of Edinburgh, five miles north west of the City Centre, while adjoining 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.

Cramond Primary and The Royal High are the catchment schools, and independent schools within an easy drive include Cargilfield Preparatory School, Fettes College, St George's School for Girls, and The Erskine Stewart's Melville Schools.

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, M8 and M9 give access to Edinburgh International Airport, the Queensferry Crossing, and the central motorway network.

Braehead Avenue, EH4



Ground Floor
Approx Gross Internal Area 2279 Sq Ft - 211.73 Sq M
 (Excluding Garage)

Approx Gross Internal Area Of Garage 344 Sq Ft - 31.96 Sq M

Illustration Purposes Only
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.



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