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**14 ALMOND COURT EAST
BRAEHEAD PARK
BARNTON
EDINBURGH**

This large top floor flat forms part of a much sought after development which enjoys open aspects over Edinburgh's surrounding countryside.

Secure entrance hall with passenger lift, reception hallway, sitting room with south facing balcony, separate dining room, kitchen, three double bedrooms, and bathroom. WMH, double glazing, shared residents' gardens, private store and single garage.

Fixed Price £240,000



GENERAL DESCRIPTION

This large top floor flat forms part of a much sought after development which enjoys attractive open aspects towards The Pentland Hills and over Lord Rosebery's Dalmeny Estate. Internally the layout comprises; a reception hallway with access to all rooms and storage cupboards off. The sitting room has rear facing window and patio door overlooking and leading out on to the enclosed south facing balcony. The separate dining room has front facing window and has front facing window. All three double bedrooms overlook the rear and bedroom one features fitted wardrobe to one wall. The bathroom has front facing window and features a modern suite. The property's specification includes double glazing and white meter heating. Externally there are shared garden grounds within a courtyard setting, roof terrace and enclosed walled garden area to the front within Braehead Park. Beneath the building there is a secure bulk store and private single garage.

SITUATION

The subjects are located in the prestigious Barnton area of Edinburgh, which lies to the north of the City Centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, with the impressive Craigleith Retail Park, which includes a modern Superstore, just a five to ten minute drive away. Further amenities can be found at the Gyle Complex, Corstorphine Village and the City Centre itself, all of which are easily accessible. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.





ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

The entrance hall is gained via security entrance door which has stairs and passenger lift to all floors.

RECEPTION HALL

This 29 foot hall provides access to all rooms within the property and has two built-in storage cupboards off.

SITTING ROOM

20'2" x 12'5" 6.16m x 3.79m

This bright room with feature fireplace has rear facing window enjoying an open outlook over the River Almond and the Rosebery Estate. To the front large patio doors overlook and lead out on to the balcony and has views towards the Pentland Hills.

BALCONY

12'5" x 8'2" 3.79m x 2.50m

This enclosed south facing balcony boasts a fabulous outlook towards the Pentland Hills and surrounding countryside.

DINING ROOM

11'5" x 11'4" 3.49m x 3.46m

This good sized separate room with feature fireplace has front facing window and glass door leading out on to the balcony.

KITCHEN

10'9" x 8'5" 3.26m x 2.56m

This front facing room features built-in kitchen units with worktop, sink, splash tiling and shelved cupboard.

BEDROOM 1

12'2" x 11'7" 3.71m x 3.53m

This double bedroom has rear facing window enjoying an attractive outlook over the River Almond, towards the Rosebery Estate and as far as Fife. The room features fitted wardrobes to the full length of one wall.

BEDROOM 2

13'2" x 11'5" 4.02m x 3.50m

Again of double size with rear facing window enjoying an open outlook.

BEDROOM 3

10'4" x 9'6" 3.16m x 2.91m

The property's third double bedroom again enjoys an attractive outlook to the rear.

BATHROOM

8'0" x 6'0" 2.44m x 1.85m

This bright room has front facing window and features a wc, wash hand basin and bath with electric shower over.





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DOUBLE GLAZING

All windows are double glazed.

HEATING

The property benefits from white meter heating.

GARDENS

The property is set around shared landscaped gardens with lawn, patio and planted areas. In addition to the immediate gardens there is a large walled garden area to the front within Braehead Park which is principally lawn. Situated off the top floor landing is access to the buildings roof terrace which boasts fantastic views.

GARAGE AND STORE

Set beneath the building there is a secure private bulk store and the property's single garage.

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £240,000.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein

