



lindsays

2B, Brae Park Road,
Barnton, Edinburgh, EH4 6DN

"An individually designed split level villa with double garage and large terraced garden quietly situated within an exclusive cul-de-sac"





- Reception hall
- Stunning open plan kitchen/dining room/family room with access to a private south facing terrace
- Elegant sitting room with views to the rear garden
- Principal bedroom with walk-in wardrobe and en-suite shower room
- Two further double bedrooms (one with en-suite shower room)
- Fourth double bedroom, presently home office
- Laundry room
- Gas central heating
- Double glazing

EPC Rate C

OFFERS OVER £725,000

Description

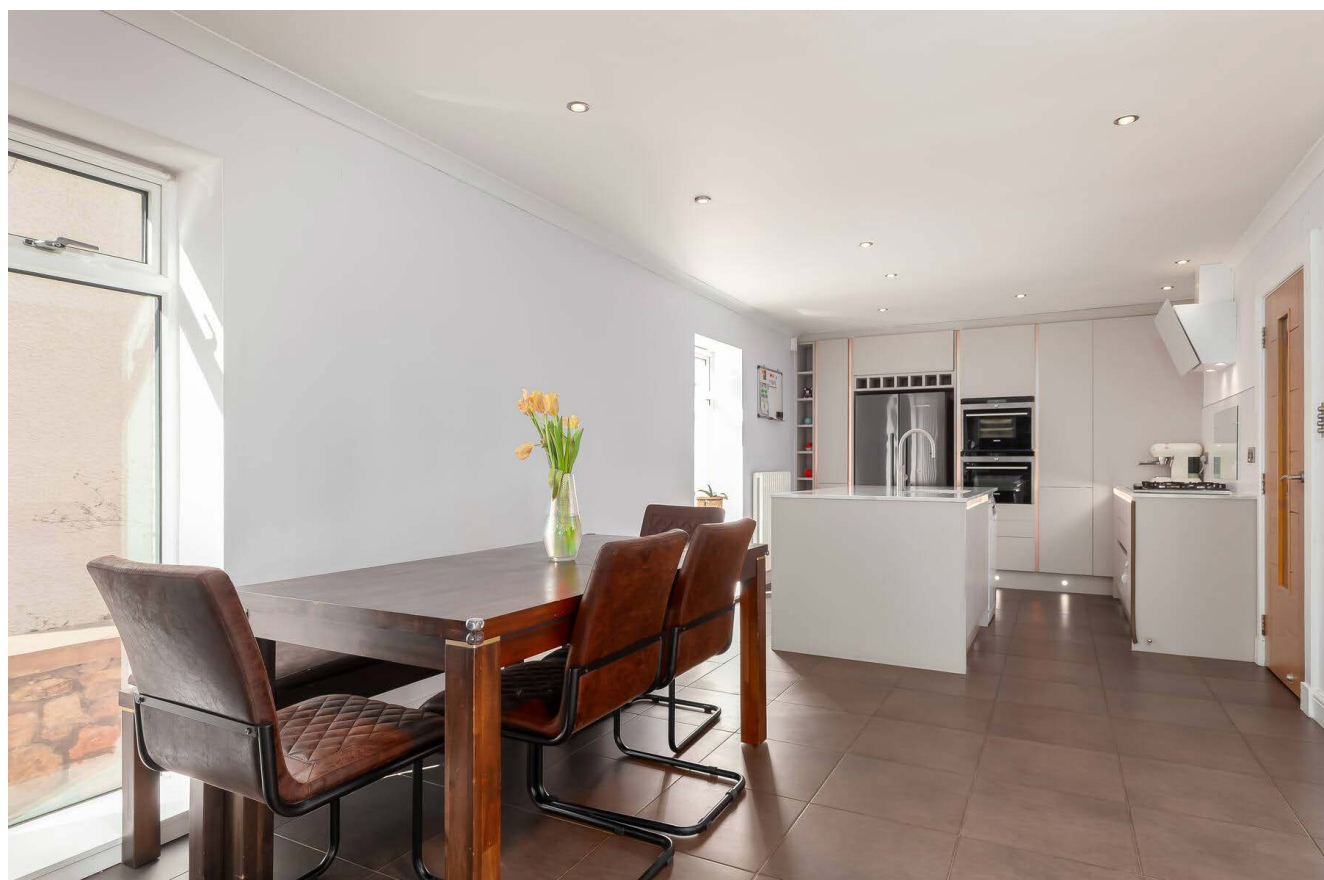
Nestling within a leafy cul-de-sac close to the River Almond and the historic grounds of Dalmeny Estate, this stunning split level villa enjoys an idyllic location and extends to around 1730 square feet. Unique in character and style, the house offers the very best in contemporary living. The welcoming reception hall leads through to the hugely impressive open plan kitchen and living space, which in turn flows out to the south facing sun terrace, perfect for entertaining. Patio doors run the entire length of one wall, bringing the outdoors in and flooding the room with light. The kitchen area is both stylish and practical and comes complete with integrated appliances. Up a few steps there is an elegant sitting room with built-in storage and views to the rear garden. The principal bedroom boasts a walk-in wardrobe and a beautifully appointed en-suite shower room. There are three further double bedrooms, one also with en-suite shower room and the fourth currently used as a home office/study. The stylish family bathroom is fully tiled and has a shower over the bath. The accommodation also includes a useful laundry room, a double garage and off-road parking. In addition to the south facing terrace, the house sits in mature terraced garden ground with several relaxing patio areas and rooftop views. The field opposite the property is owned by the 19 proprietors within the cul-de-sac.

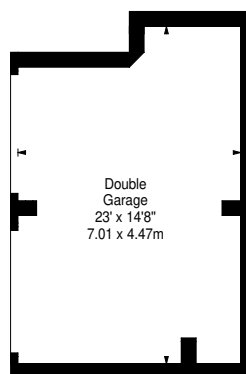
Area

Barnton is a prestigious residential area of the city, lying approximately 4 miles north west of the capital's centre. Bordered by the historic village of Cramond to the north and Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. There are local shops at the Barnton junction including, a Scotmid, a café/gift shop, a pharmacy and a Post Office. A new Herringbone restaurant is due to open shortly. Further shops on Queensferry Road include a branch of Tesco, a Bakery and a Wine Merchant. The village of Davidsons Mains is within a few minutes and plays host to a number of independent shops, hostels/popular eateries and a Tesco Metro. Both the Gyle and Craighleith outlets are within a short drive. The village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. A haven for dog walkers, joggers and cyclists, there is a thriving sailing club as well as delightful galleries and cafes. Nearby Dalmeny Estate boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess. Nursery through to senior schooling is available within a few minutes on foot e.g. Cramond Primary and The Royal High School, both of which have an excellent academic reputation. Cargilfield Preparatory School is also within walking distance with many of the city's other private schools within a short drive. There are frequent bus services from Whitehouse Road and Queensferry Road to the Gyle, Balerno and into the city centre. Queensferry Road also provides a direct link with the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

Viewing

by appointment contact Lindsay

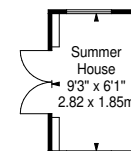




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Edinburgh,
Midlothian, EH4 6DN

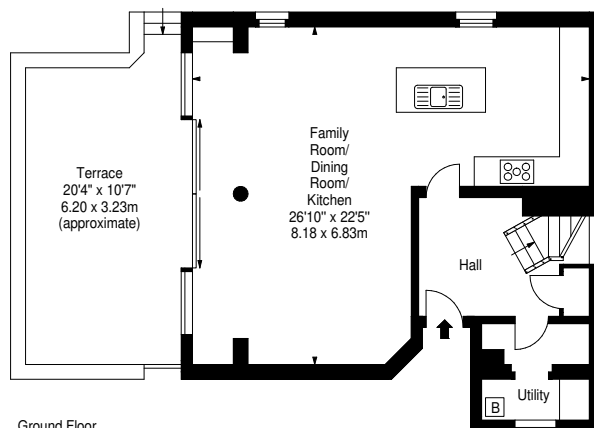


Approx. Gross Internal Area
1730 Sq Ft - 160.72 Sq M
Double Garage & Summer House
Approx. Gross Internal Area
374 Sq Ft - 34.74 Sq M
For identification only. Not to scale.
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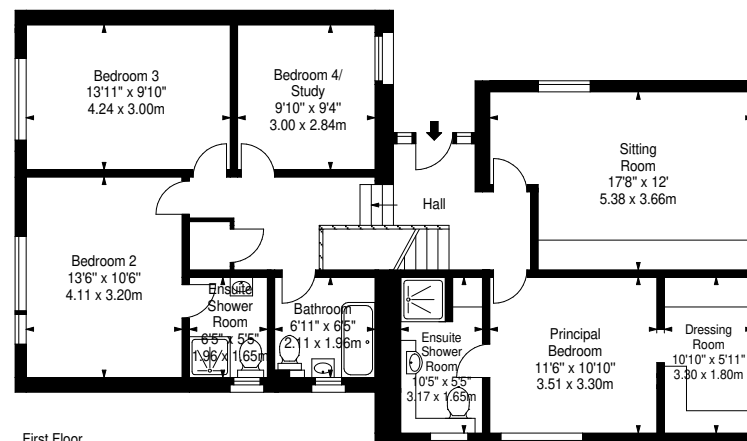


Ground Floor

Lower Ground Floor



Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.