



13 BRAEHEAD DRIVE

Barnton, Edinburgh, EH4 6QJ



1

Public Room



3

Bedroom



1

Bathroom

13 BRAEHEAD DRIVE

Enjoying a desirable position within an established residential neighbourhood, 13 Braehead Drive is an attractively presented mid-terraced home offering generous accommodation and excellent family appeal. Ideally located for Davidson's Mains, Cramond and Barnton, it is well placed for a wide range of local amenities, including shops, cafés, schools, leisure facilities and green spaces. Excellent transport links also provide convenient connections to Edinburgh city centre, making this an appealing choice for families, couples and professionals seeking a well-connected yet peaceful setting.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Attractively presented mid-terraced house
- Established residential setting
- Vestibule and hall with storage and WC
- Generous living and dining room with doors to the rear garden
- Sleek well-appointed fitted kitchen opening to a bright family area
- Landing with storage cupboard/small office
- South-facing main bedroom with wardrobe
- Two more double bedrooms, one with wardrobe
- Modern family bathroom
- Private gardens with lawns, seating and mature planting
- Integral garage and private drive







THE BEDROOMS
& BATHROOMS



BARNTON, EDINBURGH

Just a few miles from the city centre, the highly sought-after residential area of Barnton promises the very best of both worlds: a tranquil green setting with excellent transport links and local amenities. For everyday essentials, Barnton is served by convenience stores, a post office, and a pharmacy, while more extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craighleith Retail Park or The Gyle Shopping Centre. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from bracing strolls at Cramond Beach or riverside walks along the River Almond, to woodland trails and wildlife-watching in Hillwood Park. Drumbrae Park is home to Drumbrae Leisure Centre – a state-of-the-art sports and fitness hub with a pool, a gym, and fabulous views across the Firth of Forth. Furthermore, Barnton is surrounded by several prestigious golf courses, including Ravelston Golf Club, Bruntsfield Links, and the Royal Burgess Golfing Society. The area offers schooling at primary and secondary level, and allows swift access to the Queensferry Crossing, Edinburgh City Bypass, Edinburgh International Airport and the M8/M9 motorway network. It is also served by fantastic public transport links (bus and rail) for travelling across the city and beyond.



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