



COULTERS[©]

2 BRAEHEAD VIEW

BARNTON, EDINBURGH, EH4 6BQ

 5 BED  2 BATH  2 PUBLIC

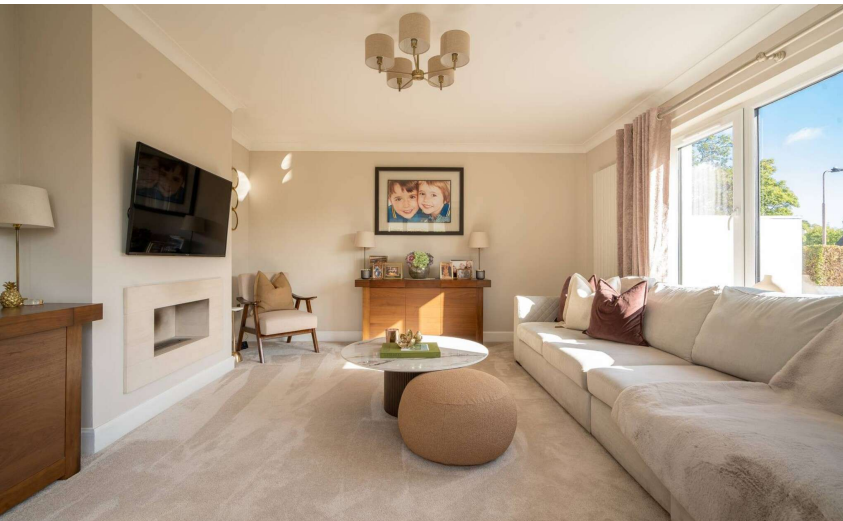


TAKE A LOOK INSIDE

2 Braehead View is an exceptional 5 bedroom detached house that has been reconfigured, extended and upgraded by the current owners to an outstanding specification to create a stunning contemporary home with a flexible layout ideal for modern living.

On entering the house the quality of finish is immediately evident in the broad reception hall with engineered oak flooring, a stair rising to the first floor and open access to the kitchen beyond. A real feature of the property is the outstanding kitchen/dining room/sitting room, which forms part of a modern extension and provides an impressive split-level space flooded with natural light from large floor to ceiling glazed sliding doors opening to the garden. The stylish kitchen has extensive floor and wall mounted units with integrated Neff appliances, quartz work surfaces, a Quooker tap and a large central island. There is a spacious dining area with stairs leading down to the more formal sitting room area with a feature bioethanol fireplace.

To the front of the house is an elegant and spacious dual aspect living room with a feature fireplace. Further accommodation on the ground floor includes three good-sized double bedrooms, which are served by a modern shower room.



KEY FEATURES



Exceptional 5 bedroom detached house



Beautifully-presented and flexible accommodation



Outstanding kitchen/dining/sitting room



Impressive master bedroom suite



Lovely enclosed landscaped garden



Garage, driveway and off street parking



EPC Rating - C



Council Tax Band - G





Forming part of the rear extension is the generous-sized first floor master bedroom, which is the height of luxury with internal double doors to an amazing bathroom with marble effect porcelain floor and wall tiles, a free-standing central stone bath, twin basins and a separate walk-in shower with a rainfall shower head.

On the other side of the master bedroom is a walk in dressing room with extensive hanging and storage space. French doors provide open views over the rear garden and beyond. On the first floor is a further double bedroom, a useful utility room and a small study.





FEATURES

- Engineered oak flooring
- Keller kitchen with Neff integrated appliances & Quooker tap
- LED lighting internally and externally
- Double glazing throughout
- Cross water bathroom fittings
- Aluminium sliding doors from Origin
- Underfloor heating in both bathrooms

OUTSIDE

2 Braehead View is located in a quiet cul-de sac with a front driveway, providing off street parking, and a garage adjoining the house beyond with an electric up and over door and EV charger. There is a separate pedestrian gate, which leads to the front garden area, where there is a seating area ideal for catching the morning sun. The impressive rear garden has been designed to form an extension of the kitchen/dining/family room with two sets of glazed doors opening to paved seating and dining areas with steps down to the lawn beyond.

The south and west facing garden is bordered by fencing and mature hedging creating a private space, ideal for al fresco dining. There is extensive led lighting throughout the garden providing all year-round visual interest.









THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Corstorphine Hill. Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club.

For everyday essentials, Barnton is served by convenience stores, a post office, pharmacy whilst a Starbucks and Herringbone restaurant are brand new to the area. 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. An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

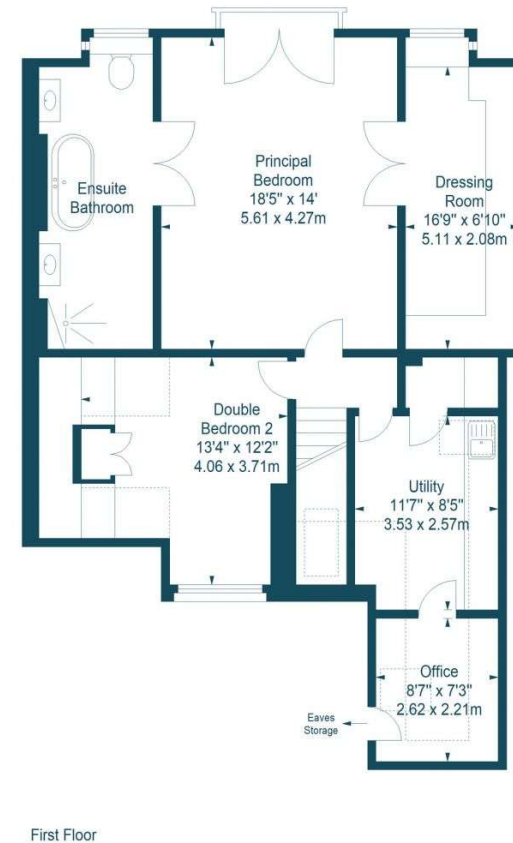
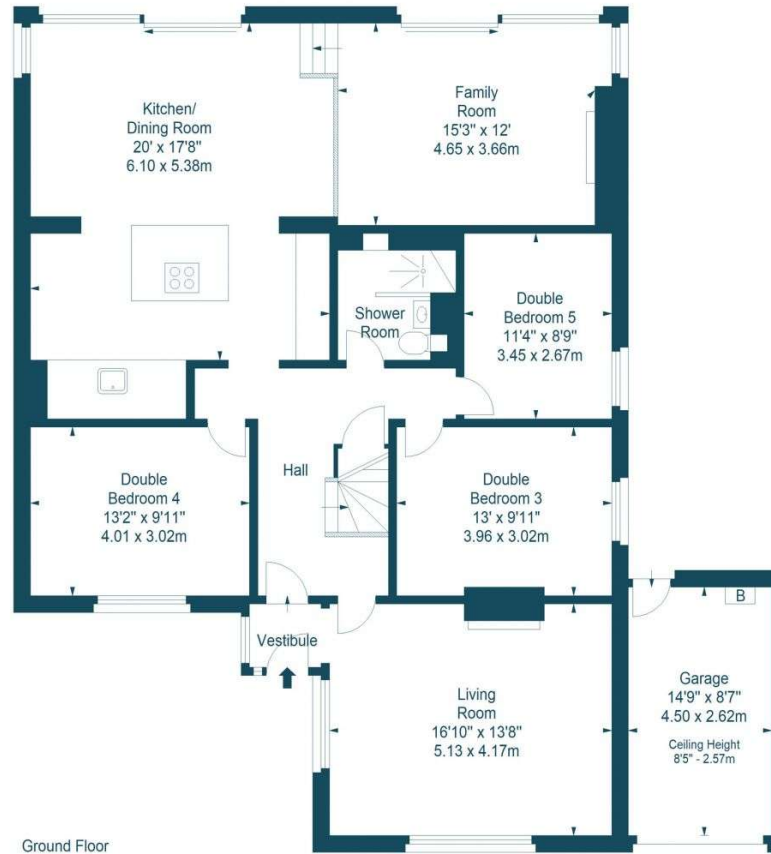
EXTRAS

All fitted carpets, integrated appliances and light fittings (excluding feature lights in the dining area and master bedroom) are included in the sale.

**Braehead View,
Edinburgh,
Midlothian, EH4 6BQ**



Approx. Gross Internal Area
2357 Sq Ft - 218.97 Sq M
Garage
Approx. Gross Internal Area
125 Sq Ft - 11.61 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.