



Cramond, Edinburgh

5/3 BRIGHOUSE PARK CRESCENT, EDINBURGH EH4 6QS

Impressive, three bedroom first floor apartment, located close to stunning beaches and beautiful open countryside within the prestigious Brighthouse Park development, in the highly desirable coastal village of Cramond.



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DESCRIPTION

Forming part of an attractive modern crescent of apartments, this spacious three bedroom modern apartment benefits from manicured communal grounds, secure underground parking, lift access and active Residents Association with regular social events.

- Entrance Hall with Cloak Cupboard
- Sitting/Dining Room
- Direct Access to Covered Terrace
- Semi-Open-Plan Kitchen
- Utility Room
- Three Double Bedrooms with Fitted Wardrobes
- Two En-Suite Shower Rooms
- Family Bathroom
- Double-Glazing
- Gas Central Heating
- Good Internal Storage
- Security Entryphone
- Shared Landscaped Gardens
- Secure Underground Parking with own Security Access Code
- Private Store within Secure Parking Area

LOCATION

The charming village of Cramond is located on the north western outskirts of the city, bordered by the Forth Estuary to the north and the city itself to the south. The area is considered to be one of the capital's most desirable residential suburbs which, despite its leafy setting, is just a few miles from the city centre. There are local shops and amenities located on the junction of Barnton Grove and Whitehouse Road, including a Post Office, Co-op and pharmacy and

Davidsons Mains offers further independent shopping facilities, authentic bars and a Tesco Metro. More extensive shopping can be found a short distance away at nearby Gyle Shopping Centre and Craigleith Retail Park offering a wide selection of popular high-street brands such as Sainsburys and Marks & Spencer. Cramond Village is of considerable historic importance dating back to the Bronze Age and Roman times. It is ideally suited to family living and offers charming beach walks on your doorstep or on the banks of the River Almond, where there are also a number of cafes/galleries and a path through Dalmeny Estate which leads all the way to the Hawes Inn in South Queensferry. The nearby Cammo Estate also offers peaceful country walks. Some of the city's finest golf courses are within easy reach and Cramond Kirk plays host to a number of very active clubs and societies. There are also a number of local access points to the city's cycle path network. The area is served by regular bus services providing good links into the city centre, whilst the motorist has excellent access to The City Bypass, Queensferry Crossing, Edinburgh International Airport and the wider motorway network. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including Cramond Primary School and The Royal High School, and in the private sector Cargilfield Preparatory School, Mary Erskine, St George's School and Stewart's Melville.

EXTRAS

Light fittings, curtains, blinds, integrated oven and hob, fridge freezer, washing machine and floor coverings are included in the sale.

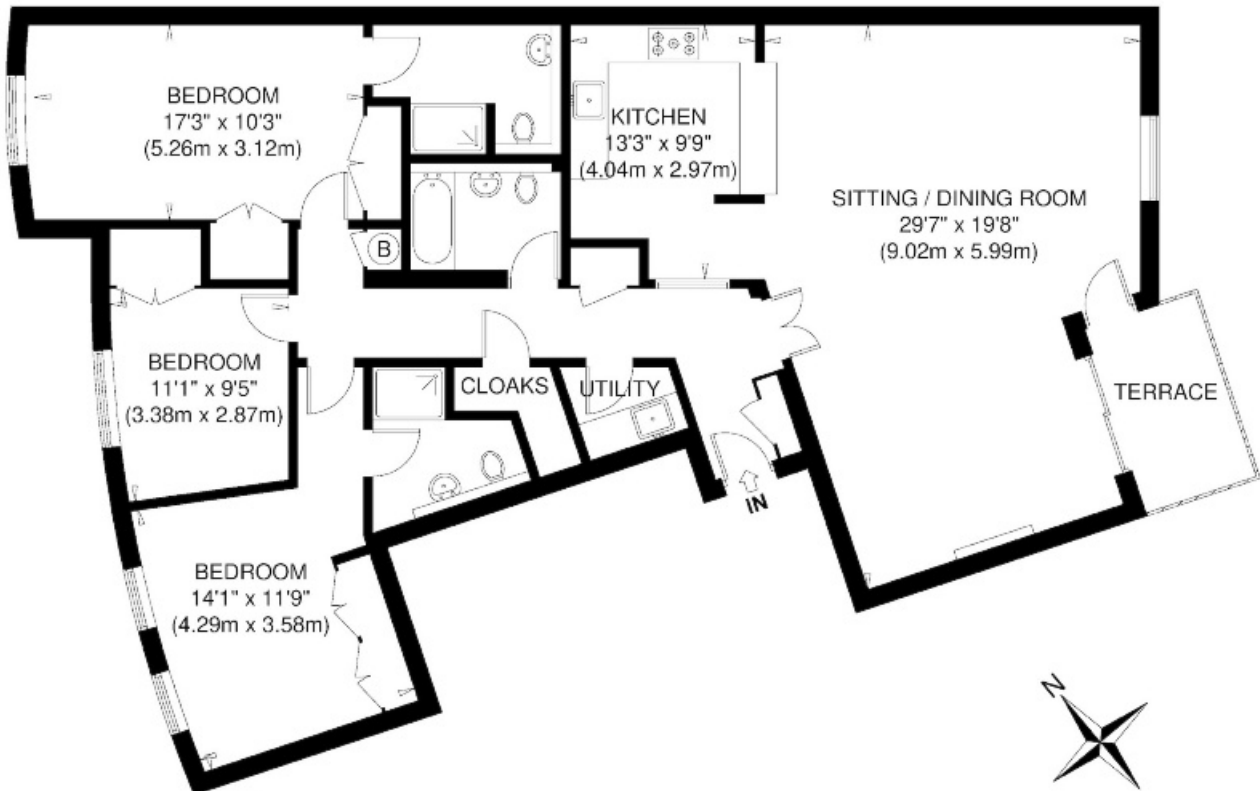
COUNCIL TAX BAND

Band G

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 140.3 SQ M / 1510 SQ FT

BRIGHOUSE PARK CRESCENT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA - 140.3 SQ M / 1510 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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