

30/11 Brighthouse Park Cross, EH4 6GU

4 Bedroom – 4 – Council Tax: H



£735.000 OffersInExcessOf



MURRAY & CURRIE
PROPERTY



Accommodation...

The Features...

- ⌘ Balcony
- ⌘ Great transport links
- ⌘ Allocated Parking
- ⌘ Under floor heating
- ⌘ Excellent school catchment area
- ⌘ New boiler
- ⌘ Double Glazing

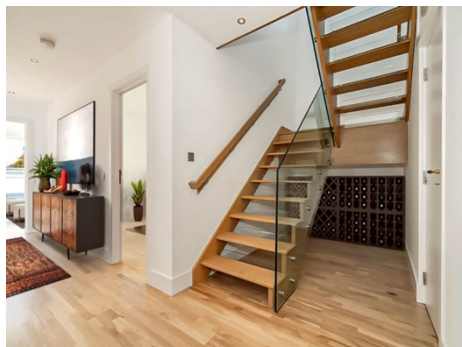
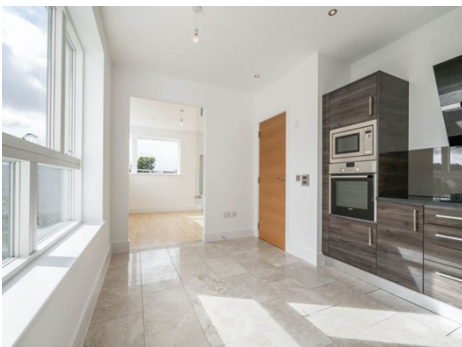
The Property...

Presenting an impressive three double bedroom duplex apartment positioned on the second and third floor.

On the second floor is a large and bright living room with sliding French doors opening out to the properties private West facing balcony. The kitchen can be accessed from both the living room and hallway and has adequate dining space, there is also an additional family dining room located off the hallway. Completing on this level is a WC, a utility room and storage cupboard.

On the third level there are three en-suite double bedrooms, all of which enjoy fitted wardrobes with the master bedroom boasting a beautifully fitted dressing room area. There is also a study room which could also be used as a fourth bedroom if required.

The property enjoys all the luxuries that one would expect with modern living. There is under floor gas central heating throughout, engineered wooden floors throughout all areas with extensive floor tiling in the bathroom and kitchen with carpets in the bedrooms. Fully fitted designer kitchens with all integrated appliances including fridge/freezer washer/dryer dishwasher oven hob extractor and microwave. There



30/11 BRIGHOUSE PARK CROSS IS AN IMPRESSIVE THREE DOUBLE BEDROOM DUPLEX APARTMENT POSITIONED ON THE SECOND AND THIRD FLOOR SITUATED IN THE EXTREMELY SOUGHT-AFTER RESIDENTIAL AREA OF CRAMOND.



30/11 Brighthouse Park Cross
LOWER LEVEL - SECOND FLOOR

Metric	metres
Living	8.00 x 4.25
Dining Room	3.81 x 3.19
Kitchen	3.27 x 4.66
WC	1.62 x 2.67
Utility Room	3.33 x 2.28

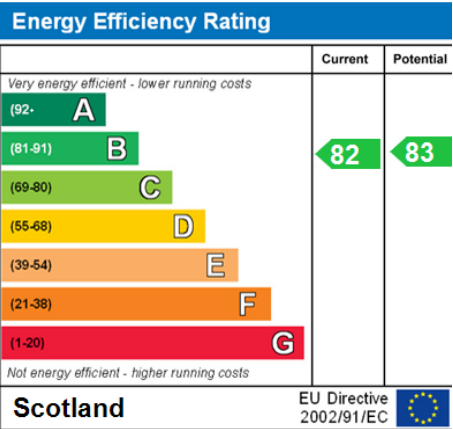
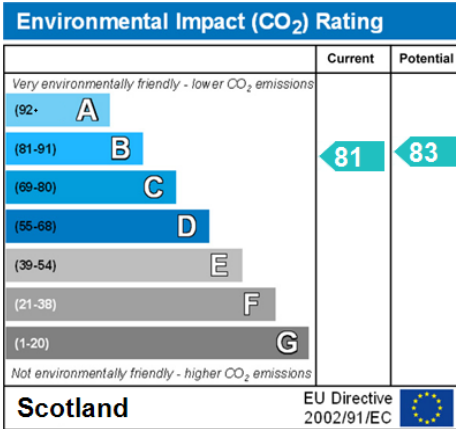
Imperial	feet
Living	26'3" x 13'11"
Dining Room	12'6" x 10'5"
Kitchen	10'4" x 10'9"
WC	5'9" x 5'4"
Utility Room	10'11" x 7'6"

UPPER LEVEL - THIRD FLOOR

Metric	metres
Living	8.00 x 4.25
Dining Room	3.81 x 3.19
Kitchen	3.27 x 4.66
WC	1.62 x 2.67
Utility Room	3.33 x 2.28

Imperial	feet
Living	26'3" x 13'11"
Dining Room	12'6" x 10'5"
Kitchen	10'4" x 10'9"
WC	5'9" x 5'4"
Utility Room	10'11" x 7'6"

All dimensions are to the widest points.



Contact Details
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