



55 Parkgrove Drive,  
Barnton, Edinburgh, EH4 7QG

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Carpeted staircase leading to the upper level.
- Reception hall with access to large floored attic accessed via Facro retractable ladder.
- Attractive & good-sized living room with featured gas fire.
- Modern fitted kitchen with appliances & solid wood worktops.
- Generously proportioned master bedroom with fitted wardrobes.
- Further double bedroom with fitted wardrobes & storage.
- Bedroom 3 with storage (currently used as dining room).
- Contemporary spacious 4-piece bathroom with shower & roll top bath.
- Gas central heating.
- Double glazing & Triple glazing.
- Driveway for off-street parking for 3 cars.
- Extensive south-facing garden at rear.
- Unrestricted on-street parking.
- Open outlook at the rear.
- Development potential in attic space subject to the usual planning consents.



## GENERAL DESCRIPTION

A well-presented upper flat situated within the sought after Barnton district of the City, perfectly positioned for access to an excellent range of local amenities which are within walking distance and a short journey to the northwest of Edinburgh City Centre. The property would be suitable for a wide range of buyers.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

D.  
APPROXIMATELY 2.2 MILES TO EDINBURGH BUSINESS PARK.  
APPROXIMATELY 4.5 MILES TO EDINBURGH INTERNATIONAL AIRPORT.  
WITHIN 200 METRES.

## LOCATION

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 as well as Parkgrove Shopping Centre there is a Tesco Express and Café Nero, while more extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigleith 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 sport 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 is in the catchment area for Royal High School. 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) travelling across the city and beyond.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN WITH BUILT IN MICROWAVE, COOKER HOOD, FRIDGE, FREEZER, DISHWASHER, AND WASHER/DRYER. THE GARDEN SHED WILL BE INCLUDED WITHIN THE FOR SALE PRICE.







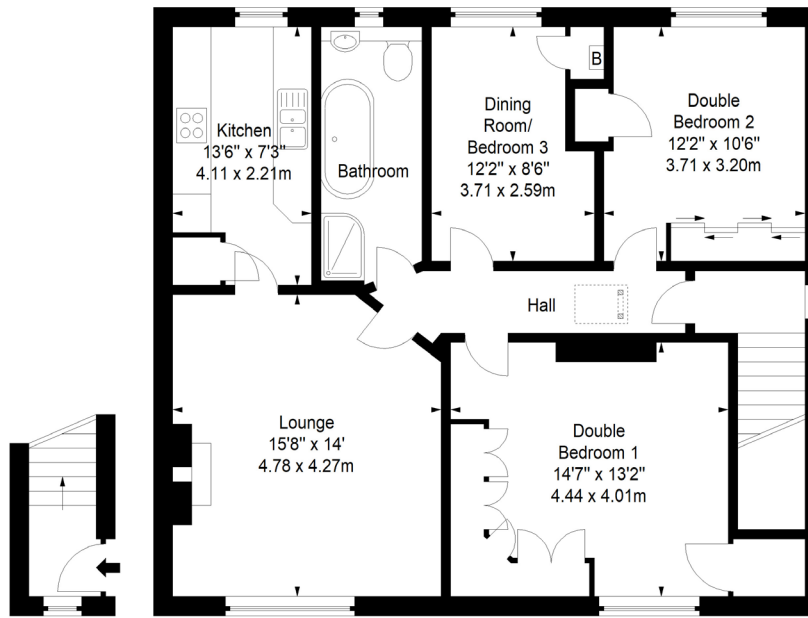
**Parkgrove Drive,  
Edinburgh,  
EH4 7QG**



Approx. Gross Internal Area  
1013 Sq Ft - 94.11 Sq M  
Attic  
Approx. Gross Internal Area  
822 Sq Ft - 76.36 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025

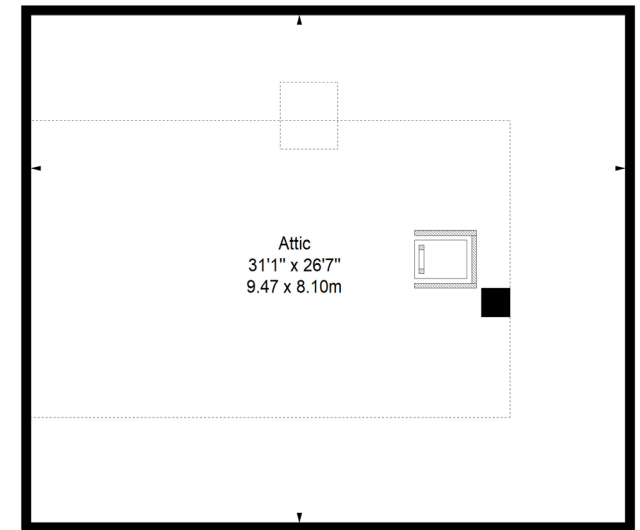


**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



Ground  
Floor  
Entrance

First Floor



Attic

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.