



5 Southbank, Easter Park Drive
Barnton EH4 6SG

Deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED HOUSE

- Living Room
- Living/Dining Room
- Kitchen
- Three Double Bedrooms (One En-Suite)
- Bathroom
- W.C.
- Shared Rear Garden
- Driveway
- Double Garage
- Double Glazing & GCH
- EPC Rating – D



This generously proportioned semi-detached house is located in a quiet cul-de-sac in the popular residential district of Barnton, in North Edinburgh. The property is close to a variety of convenient amenities and regular bus links to the city centre and surrounding areas. The accommodation lies over two floors and would benefit from modernisation. The ground floor comprises; south-east facing living room with patio doors leading to shared rear garden, two good-sized double bedrooms with fitted wardrobes and bathroom. The upper floor comprises; open plan, dual aspect living/dining room, spacious kitchen, further double bedroom with en-suite shower room and separate W.C. There is a shared garden to the rear and a large driveway and double garage to the front provide ample off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven and hob. The appliances included are sold as seen with no warranty provided.

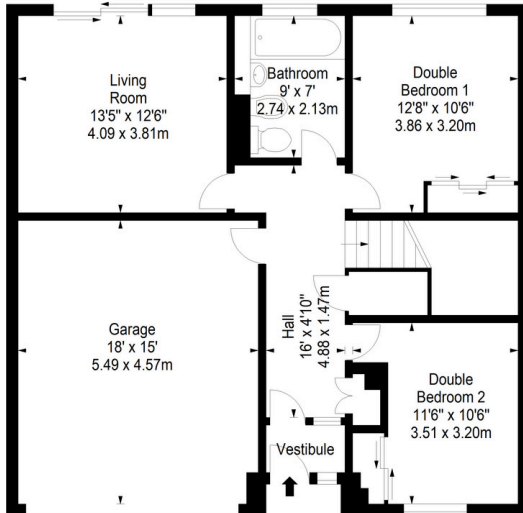




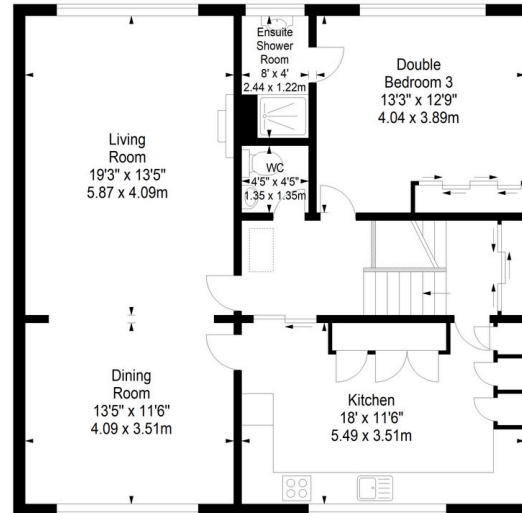
Southbank,
Easter Park Drive,
Edinburgh,
Midlothian, EH4 6SG



Approx. Gross Internal Area
1955 Sq Ft - 181.62 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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