



11 Barnton Park Avenue  
Barnton, EH4 6ES

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED HOUSE

- Living Room
- Kitchen/ Dining Room
- Utility Room
- Three Bedrooms
- Bathroom
- Shower Room
- Driveway & Garage
- Private Front & Rear Gardens
- Double Glazing & GCH
- EPC Rating – E



Set within a quiet residential development, this spacious detached house is ideally positioned in the desirable Barnton area. A variety of local shops, cafés, and restaurants are nearby, and superb transport links provide easy access across Edinburgh. The accommodation on the ground floor comprises; a welcoming entrance hallway, generous living room with a feature fireplace, bright kitchen/dining room, utility room, and a shower room with a toilet. The upper level offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from well-maintained private gardens to the front and rear, along with a driveway and garage providing off-street parking. Further features include double glazing and gas central heating. Items included in the sale are fitted carpets and floor coverings, curtains, oven, hob, extractor hood, washing machine, tumble dryer, fridge-freezer, and light fittings. All appliances are sold as seen, with no warranty provided.

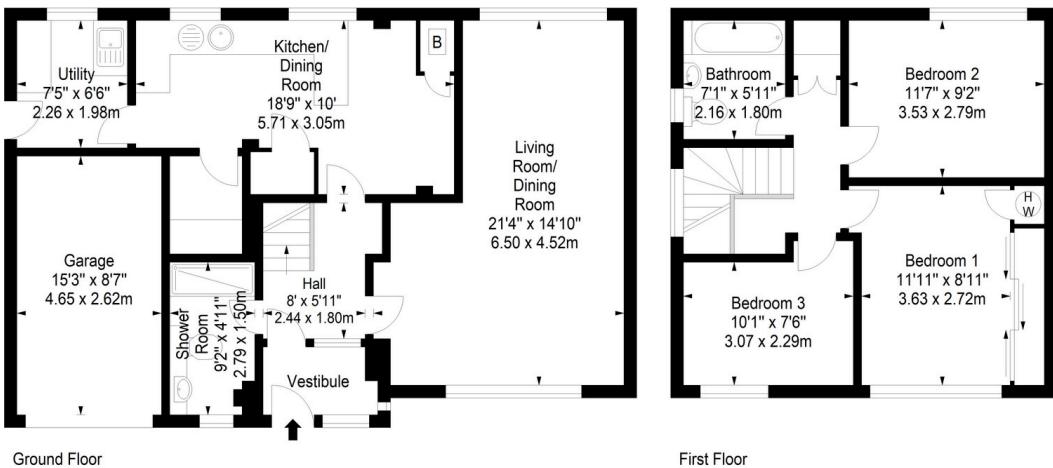




**Barnton Park Avenue,  
Edinburgh,  
Midlothian, EH4 6ES**



Approx. Gross Internal Area  
1121 Sq Ft - 104.14 Sq M  
Garage  
Approx. Gross Internal Area  
130 Sq Ft - 12.08 Sq M  
For identification only. Not to scale.  
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**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.