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5 Barnyard Park Crescent, Edinburgh, EH12 9LN

DESCRIPTION

This modern detached villa occupies a generous plot and is situated in a preferred position within this popular residential development in the ever expanding and desirable Gyle district of Edinburgh. The property provides a home of quality and charm, tastefully decorated and complimented with a host of features for today's living requirements including a family friendly dining kitchen, excellent storage and single garage with driveway parking. The home really can be described as 'walk-in' condition and viewing is certainly recommended to appreciate its many features.

The principal accommodation comprises;

- * ENTRANCE HALLWAY.
- * BRIGHT & WELL PROPORTIONED LOUNGE.
- * MODERN DINING KITCHEN WITH FEATURE DOORS TO GARDEN
- * SEPARATE UTILITY ROOM.
- * LOWER LEVEL W.C.
- * MASTER BEDROOM WITH EN SUITE FACILITIES.
- * STYLISH FAMILY BATHROOM.
- * THREE FURTHER DOUBLE BEDROOMS.
- * EXCELLENT STORAGE THROUGHOUT.
- * LARGE ENCLOSED REAR GARDEN WITH TWO PAVED SUN AREAS.
- * SINGLE GARAGE WITH DRIVEWAY AND PARKING.

In addition the property benefits from Double Glazing, Gas Central Heating and offers the re-assurance of the balance of the builders NHBC certificate.



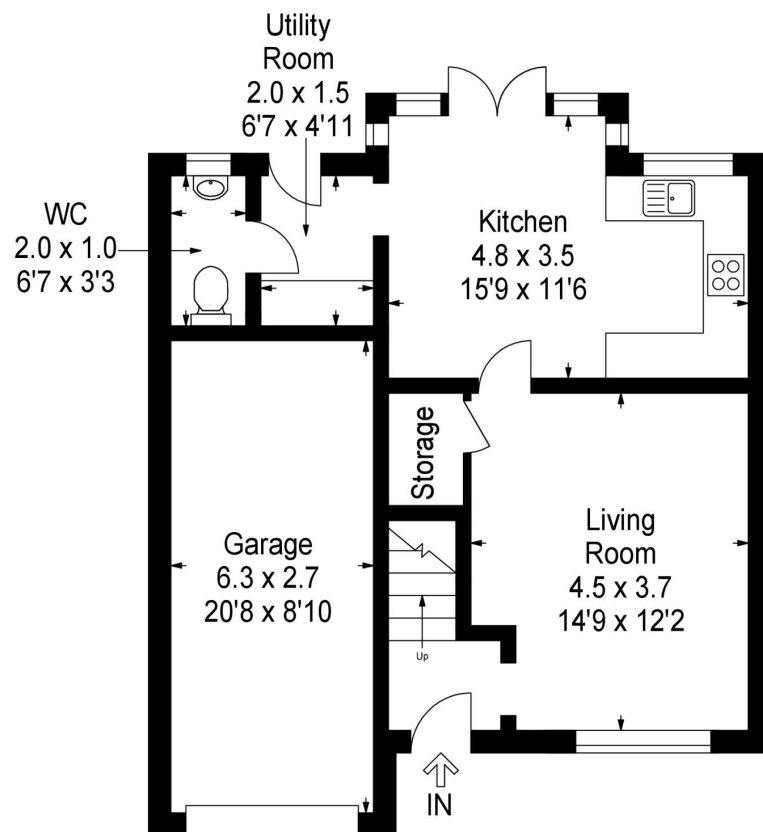


POA

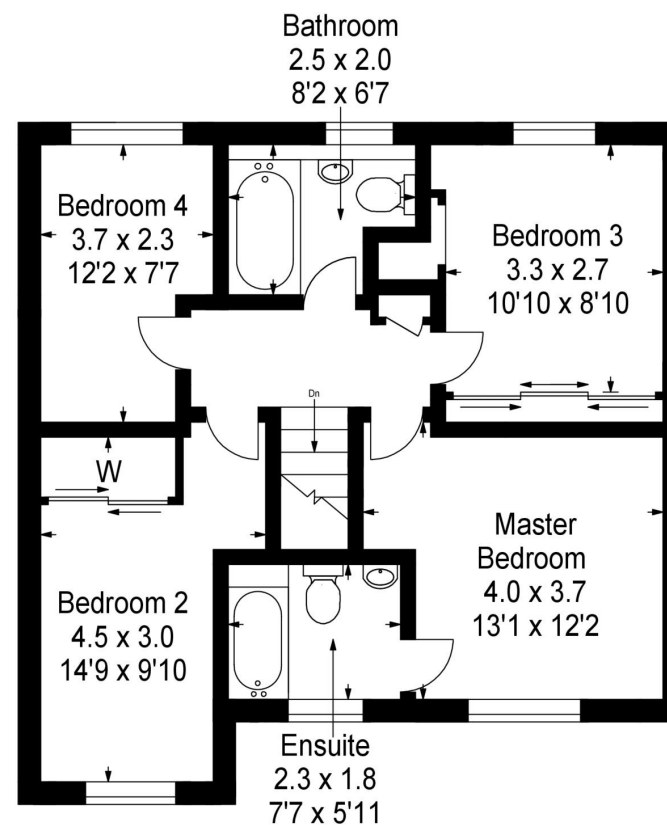








Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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LOCATION

Located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre, the property is well positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also superbly positioned for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station within walking distance of the house.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.