



38 BARNTON AVENUE WEST
BARNTON



38 BARNTON AVENUE WEST | BARNTON, EDINBURGH EH4 6DE



Magnificent five bedroom detached house set in a beautiful cul de sac setting yet so close to Edinburgh's vibrant city centre. This fantastic location sits beside The Royal Burgess Golf Course and Cargilfield Preparatory School in a quiet setting providing a beautiful environment to live in. A modern bespoke design makes this a flexible home ideal for family living.

38 Barnton Avenue West is approached via electric gates leading to a large mono block driveway with ample parking and integral double garage. There is a large decked area to the rear of the property overlooking the golf course.

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Relaxed sitting room with doors leading to the decking.



Spacious lounge approached by steps from hall.



Additional dining space and private study overlooking the decking.





The front door leads to the welcoming hallway opening up to the generous living space which is interlinked yet has defined individual spaces making this an ideal arrangement for modern family lifestyle. There is a formal lounge, more relaxed sitting room, dining room and open plan breakfast/room kitchen. The kitchen appliances include a five ring gas hob with extractor hood and light, oven, grill, fridge freezer, dishwasher, washing machine and dryer. The fifth bedroom which is currently used as a study and downstairs shower room complete this ground floor level.

Staircase to the upper gallery landing which is open and bright and gives access to the remaining four double bedrooms. The master bedroom has a dressing area and en suite bathroom with four piece suite. The further three double bedrooms all have fitted storage. There is a second shower room on this floor.

The rear garden has a large private decked area accessed directly from a choice of French doors and is ideal for al-fresco entertainment.

The property benefits from gas central heating, double glazing and a 4Kw photo-voltaic power system discreetly fitted to the roof.



Formal dining room flowing through to sitting room.



Breakfast room open plan from kitchen.



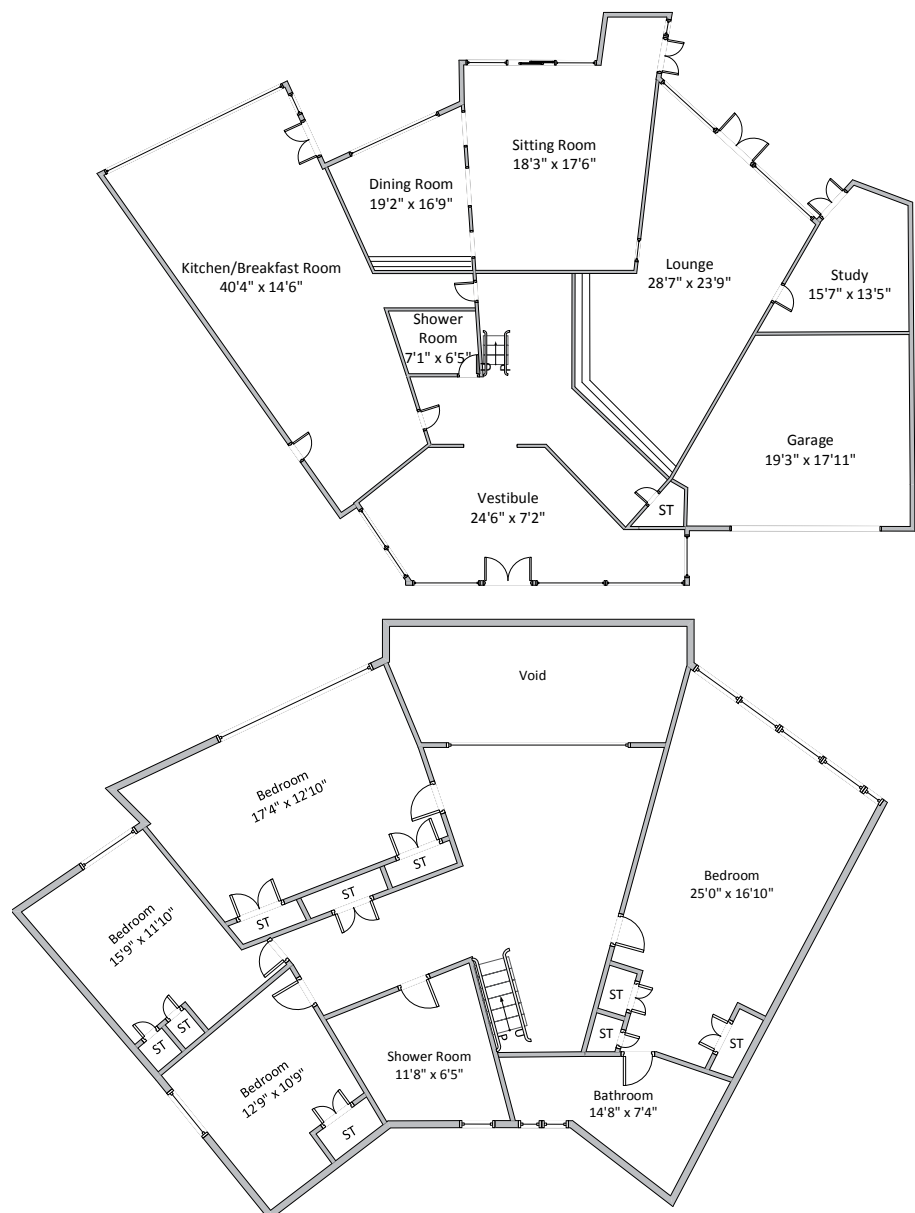
Bright gallery landing.



Master bedroom with en suite bathroom.



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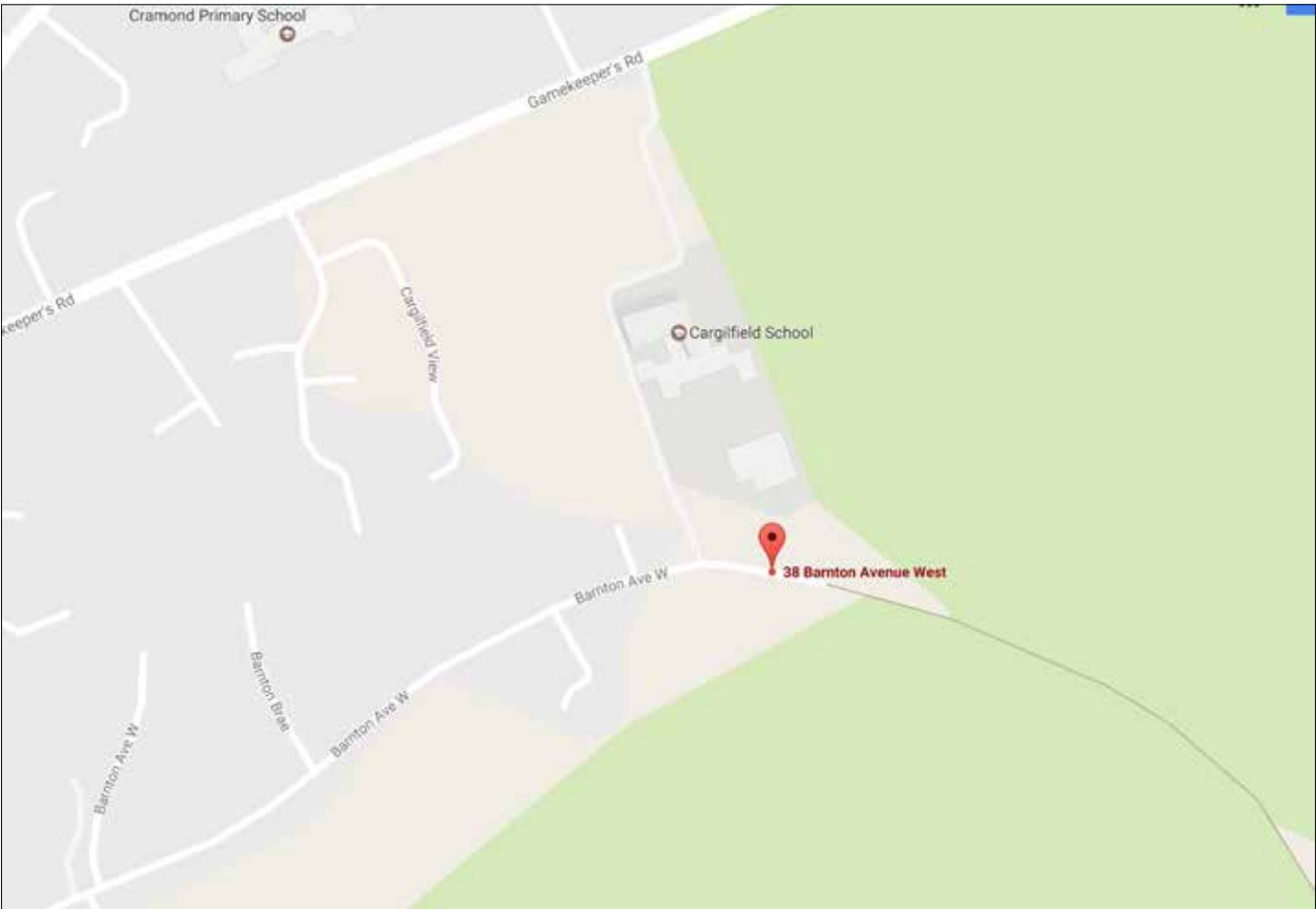


VIEWING ARRANGEMENTS

By appointment please through Clyde Property Edinburgh T. 0131 297 5990 or E. edinburgh@clydeproperty.co.uk

PROPERTY REFERENCE MB0086 EER RATING Band B

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LOCATION

Situated to the west of Edinburgh city centre, the exclusive residential area of Barnton enjoys the best of both worlds: a charming residential setting with all the benefits of city living. The area is served by a fantastic range of local services and amenities including a supermarket, a post office, a pharmacy and a bank, with more extensive shopping facilities provided at Hermiston Gait, the Gyle Shopping Centre and Craigmileth Retail Park just a short drive away. Barnton offers an abundance of outdoor activities for all the family: from fun days out at Cammo Estate Park and Lauriston Castle to relaxed strolls along the River Almond to quaint Cramond village. Golf enthusiasts have their pick of several prestigious golf clubs nearby including The Royal Burgess and Bruntsfield Links Golfing Society, while fitness enthusiasts are also well catered for at Drumbrae Leisure Centre, which boasts a swimming pool, a state-of-the-art gym and a varied programme of fitness classes. There is an outstanding choice of schooling in both the public and private sector including early years and primary education at Cramond Primary School, followed by secondary education at the well-regarded Royal High School. The property sits adjacent to Cargilfield Preparatory School. Thanks to its location to the west of Edinburgh, Cammo provides convenient access to Edinburgh City Bypass, The Forth Road Bridge, Edinburgh Airport and the M8/M9 motorway network. The area is also served by excellent public transport links into Edinburgh city centre and beyond.

PLEASE NOTE: Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points. Clyde Property exercise a policy of using recycled paper for all their printed material.



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