

**11 Parkgrove Road
Edinburgh EH4 7NG**

Offers Over £490,000

- Large bay window lounge featuring gas fireplace
- Second living room with conservatory off it
- Kitchen fitted with a range of floor and wall mounted units, gas hob, electric oven, integrated appliances
- Five double bedrooms
- Shower room fitted with two-piece suite
- Bathroom fitted with three-piece suite
- Large mature garden to rear
- Single garage
- Off-street parking

Council Tax Band: G

Tenure: Freehold

Shared Ownership: No



2



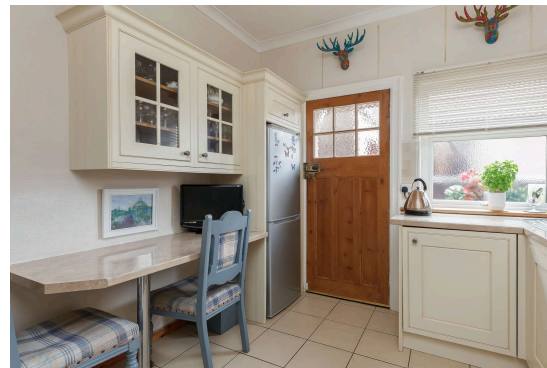
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EPC D



Detached Bungalow

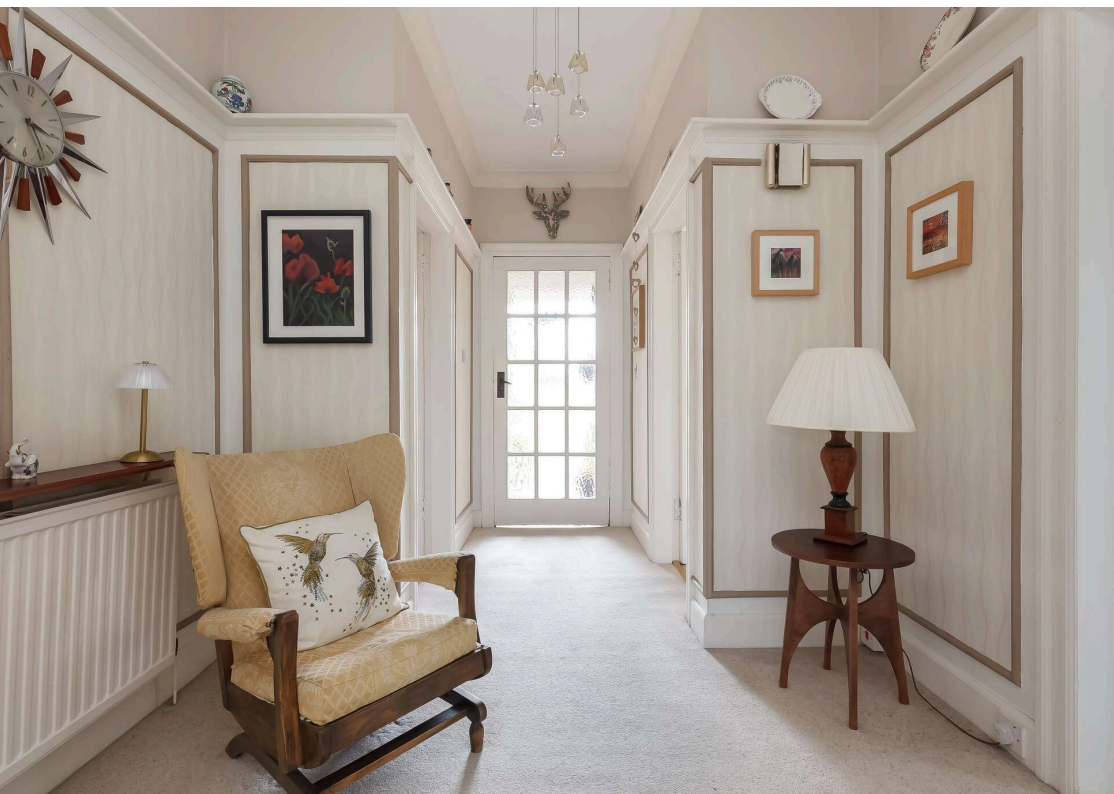
This impressive detached bungalow, set on a generous and extremely private plot in one of Edinburgh's most sought-after areas, is sure to appeal. Offering flexible living space and five double bedrooms, the home presents excellent potential for growth, complemented by expansive, sunny gardens. Early viewing is highly recommended.

The accommodation comprises a beautiful bay-windowed lounge featuring ornate cornicing, a centre rose, and a gas fireplace. A second living room, with a large conservatory leading off it, provides further versatility. The kitchen is fitted with a range of floor and wall-mounted units, a gas hob, electric oven, and integrated appliances. There are five double bedrooms in total—two on the ground floor, both with bay windows, and three on the upper level, each offering access to useful eaves storage. The property also includes a shower room with a two-piece suite and walk-in electric shower, as well as a family bathroom fitted with a three-piece suite. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. Externally, the property boasts extensive and very private gardens filled with mature flowers, shrubs, a pond, and both a shed and greenhouse—perfect for gardening enthusiasts. A single garage and off-street parking via a private driveway further enhance the appeal of this wonderful home.

The property is located in the highly regarded Barnton area of Edinburgh, which lies to the north of the City Centre. Barnton enjoys a close-knit community spirit, with a superb range of shopping outlets nearby and local library. Further shops can be found at the Gyle Complex. Leisure wise, the choice is excellent and includes a range of bars and restaurants, as well as health and sports clubs such as David Lloyd and Drum Brae Leisure Centre, which is a short walk from the property. Schooling is well represented from nursery to senior level including the Royal High School and easy access to highly regarded independent schools including Mary Erskine and Stewart's Melville. An efficient public transport network operates to most parts of the city and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport, South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

Viewing by appointment on 0131 337 1800

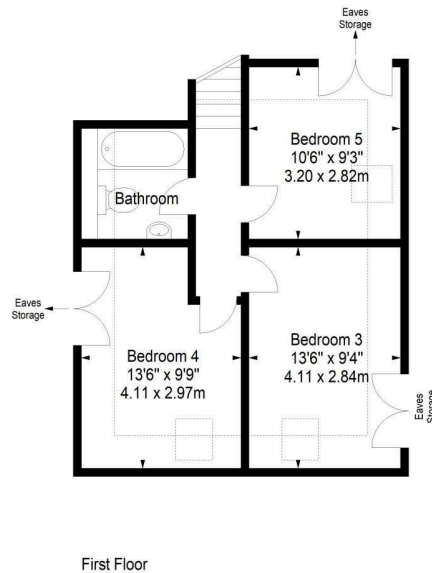
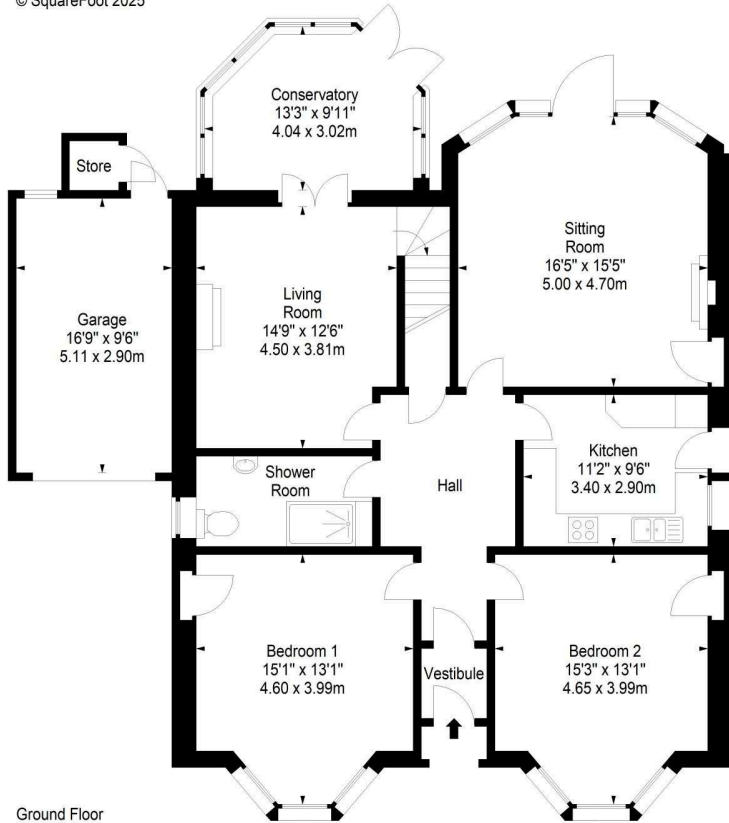
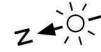




Parkgrove Road,
Edinburgh,
Midlothian, EH4 7NG



Approx. Gross Internal Area
1734 Sq Ft - 161.09 Sq M
Garage & Store
Approx. Gross Internal Area
170 Sq Ft - 15.79 Sq M
For identification only. Not to scale.
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