










Offers Over
£465,000

41 Barnton Park Gardens

Barnton | Edinburgh | EH4 6HL

Enjoying a generous south facing garden, this well-proportioned detached house offers excellent family accommodation in a highly regarded neighborhood close to excellent schools.

-  3 Bedrooms
-  2 Public rooms
-  1 Shower room
-  Garage and driveway
-  Front and rear gardens
-  EPC Rating – D
-  Council Tax Band – F



Description

This delightful home is available on the market for the first time since it was built, and has been a well-cared for and much loved family home which now offers the perfect opportunity for a new family to make their own. Benefitting from substantial gardens and a large garage, the property offers significant scope for extension if desired, subject to the usual planning and consents. The current accommodation is in good order throughout and briefly comprises: entrance hallway with under stair storage space, open plan reception room/dining room offering the ideal space for both family life and entertaining, with triple aspect ensuring an abundance of natural light and French doors leading to the garden. The fitted kitchen has a door to the side of the house and useful separate utility/storage space, it is fitted with a range of wall and base units with the white goods included in the sale. The third double bedroom and family shower room are to the ground floor with the shower room having attractive ceramic tiling and a modern white suite. Stairs from the hallway lead to the upper landing, principal bedroom with walk-in storage room and a dressing room which would be ideal for conversion to an en-suite, second double bedroom with built-in storage and south-facing sunroom which offers flexible space, ideal as a second reception room, home office or occasional guest bedroom. Benefits on offer include gas central heating and full modern double glazing.



Extras

The white goods, fitted carpets and floor coverings, window blinds, curtains and light fittings shall all be included in the sale.

Gardens & Garage

A particular feature of this home is the substantial south facing garden to the rear. It is predominantly laid to lawn with suntrap decking area ideal for al fresco dining during the warmer months. A high degree of privacy is afforded by well-spaced neighbouring properties, attractive mature trees and hedges. There is a gated side-return and gate to the driveway, the two sheds are included in the sale. A larger-than-average garage is included and offers ideal workshop and storage space for car enthusiasts or those with outdoor hobbies. There is a high-voltage power supply, light and an up and over door to the driveway and pedestrian door to the garden. Ample off street parking is provided to the front of the house with a paved and pebble chipped driveway and front garden, which sets the house back from the street and is screened by a privet hedge.



Viewing

By appointment through Neilsons 0131 625 2222.





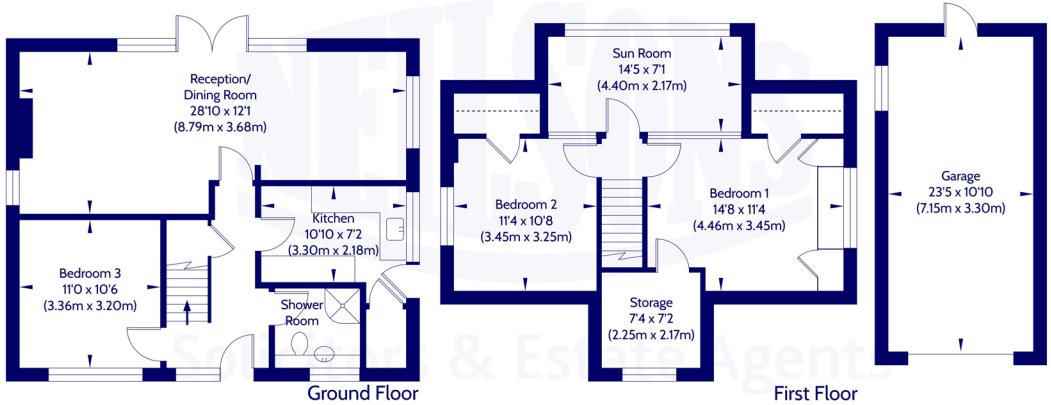
Location

Barnton has long been established as one of Edinburgh's most sought after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day-to-day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with large Marks and Spencer and a good choice of high street named stores. Highly regarded schooling is available within both the state and private sectors and an array of sporting and recreational facilities are also close at hand. For the commuter, excellent road links connect quickly to Edinburgh International Airport, the bypass and Central Motorway Network and swift access to the city centre is provided by regular local bus services. Of particular note are the wonderful parks and open spaces offering delightful coastal and riverside walks and the home is ideally placed for the golfing enthusiast, close to both The Royal Burgess and The Bruntsfield Links Golfing Society.





Approx. Gross Internal Floor Area 112.36 Sq M / 1210 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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