



Solicitors & Estate Agents










Offers Over
£500,000

9 Avenel

Barnton | Edinburgh | EH4 6GX

Neilsons are delighted to offer to market this beautiful five bedroom terraced townhouse forming part of a highly regarded established modern development off Avon Road, in the prestigious Barnton district of the city. Conveniently positioned within easy reach of many local amenities, excellent transport links and reputable schooling, the property will undoubtedly appeal to a variety of purchasers including families. Viewing suggested.

-  5 beds
-  1 public room
-  4 bathrooms
-  Private garden
-  Single garage and driveway
-  EPC Band - C
-  Council Tax Band - G



Description

Internally, the property is presented in true move-in condition while briefly comprising:

Ground Floor; welcoming entrance vestibule, partially-tiled W/C, hallway with generous storage provisions and internal garage access, sizeable double bedroom with French doors leading to the rear garden, partially-tiled ensuite shower room with a double cubicle, and a partially-tiled utility room with a washer-dryer and another garden access point.

First Floor; landing, bright and airy lounge/diner with a double Juliet balcony, twin windows and an electric fireplace, lovely fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas and two single Juliet balconies, double bedroom offering flexibility to be used as a separate dining room, and a partially-tiled shower room.

Second Floor; landing with a cupboard housing the water tank and access to the attic, spacious principal double bedroom with a private balcony and an enviable dressing room with fitted storage provisions, partially-tiled ensuite shower room with a double cubicle, two further double bedrooms with integrated wardrobes with sliding mirrored doors and gorgeous leafy green views over the Dalmeny Estate, and a partially-tiled family bathroom suite with bath, separate double shower and heated towel rail.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £90 per calendar month.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, dishwasher and microwave, freestanding washer dryer, light fittings and fitted floor coverings. Other items such as furniture may be available through separate negotiation.

Gardens and Parking

To the front of the property lies an integrated single garage and driveway for off-street parking whilst there is ample on-street parking available to accommodate further residents and visitors. To the rear, the handsome and well-maintained rear garden is laid with a split-level patio with surrounding flower beds and is well screened from neighbouring properties.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Avenel is located off Avon Road in the enviable residential district of Barnton. The area is well served by local retailers including Post Office, Chemist, Scotmid, Tesco Metro, doctors' surgery, dentist, hairdressers and local takeaways. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. The location is well served by the local public transport system with frequent links to the City Centre and Fife. Excellent schooling at all levels is available locally: Davidson's Mains Primary, Royal High School and some of Edinburgh's Merchant Schools. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses and the lovely wooded walks along the River Almond to Cramond Village and the River Forth foreshore and to Davidson's Mains Park and Village. The area is well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing and Edinburgh International Airport. For the active commuter Edinburgh's network of cycle paths is also close at hand.





Approx. Gross Internal Floor Area 184.57 Sq M / 1987 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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