










Offers Over

£375,000

60 Barntongate Drive

Barnton | Edinburgh | EH4 8BY

Neilsons are delighted to offer onto the market this exceptionally appealing terraced house, which forms part of a quiet leafy cul-de-sac, located in Edinburgh's desirable Barnton area. Offering a superb degree of flexibility and resting on a generous corner plot, the property offers spacious and versatile accommodation perfectly suited to those juggling family life and working from home!

-  4 bedroom
-  4 public room
-  2 bathroom & WC
-  Driveway
-  Private rear garden
-  EPC rating – D
-  Council tax band - E



Description

At ground level the space briefly comprises: entrance hallway with stair to the upper level and convenient downstairs WC off, generously proportioned dining kitchen which has been fitted with an excellent assortment of contemporary units, with contrasting worktops, cleverly designed light wells, and ample space for a family dining table and chairs, comfortable family/additional reception room with coving to ceiling and laminate flooring, good sized conservatory fitted with gas central heating and leading directly out to the rear garden, utility room and integral garage, two double bedrooms both with storage, and modern shower room with stylish two piece white suite, drench shower enclosure and a skylight allowing for high volumes of natural light.

The accommodation continues on the upper floor with a bright dual facing reception room with carpeted floor and dramatic sloped ceiling, generously sized principal bedroom, a single bedroom which is currently configured as a walk-in wardrobe, and shower room with tiling to splash areas, shower enclosure, WC and countertop sink with built-in storage beneath.



Extras

All light fitting, floor coverings and curtains and sale be included in the sale. Along with all white goods in kitchen, washing machine and tumble dryer. The Large fridge freezer in utility room is also included.

Gardens, Garage & Driveway

To the front of the house is a driveway, with EV charge point, and a garage to provide excellent off-street parking/overspill storage. To the rear is a substantial lawned garden which enjoys a bright southerly facing aspect and features an area of decking and leafy tree/hedgerow borders. The garden exudes a wonderful air of privacy and offers the perfect space to entertain during the warmer months. The property also benefits from solar panels, perfect for the electrical vehicle driver/energy conscious.

In addition, all residents in the development have access to a beautifully maintained private parkland which is gated/fully enclosed and offers a magnificent resident only space for the whole family to enjoy, complete with areas of grass, mature trees and flower beds. This is subject to payment of a modest annual fee.

Viewing

By appointment through Neilsons (0131 625 2222).





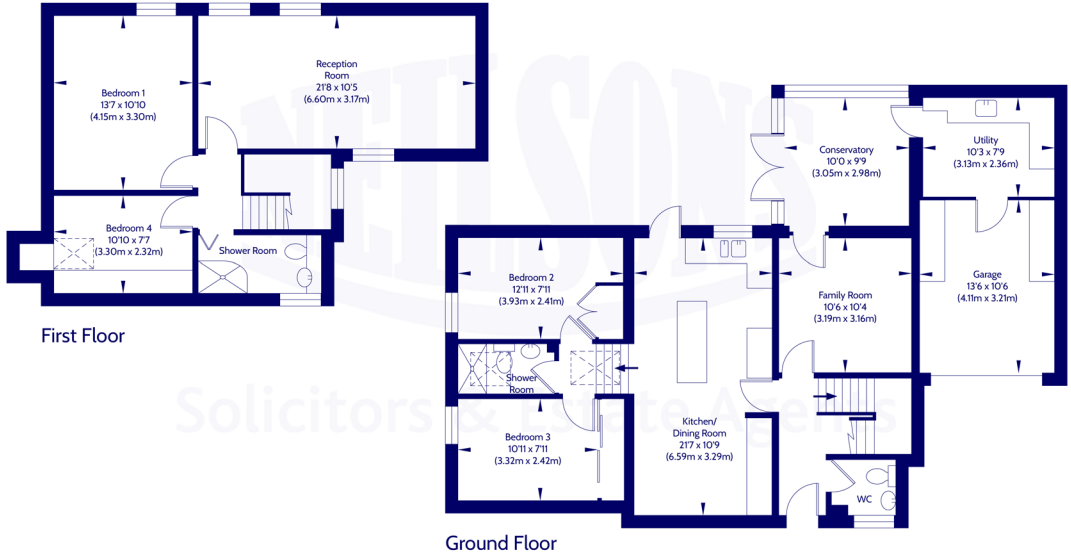
Location

Barntongate Drive is quietly situated in the ever-popular residential district of Barnton. The area is well served by local retailers including a post office and chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for good schooling from nursery to High Schools levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.





Approx. Gross Internal Floor Area 142.93 Sq M / 1539 Sq Ft.



First Floor

Ground Floor

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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