










Offers Over

£575,000

15 Barnton Park Avenue

Barnton | Edinburgh | EH4 6ES

Situated in the popular residential district of Barnton to the north of the City Centre, is this rarely available, extended detached house surrounded by beautiful mature gardens. Close to idyllic green spaces, fantastic amenities, schools and transport links, this well presented property would make a fantastic family home and early viewing is highly recommended.

-  5 bedrooms plus study
-  2 public rooms
-  1 bathroom plus 2 WCs
-  Private front & rear gardens
-  Integral garage, car port & driveway
-  EPC rating – D
-  Council tax band - G



Description

The extensive accommodation is well proportioned and laid out over two levels. You enter a welcoming hallway with a handy downstairs WC, storage and a door to the garage. The bright lounge is situated to the front of the property and has a pleasant outlook over the front garden. From here, a door leads into the dining room which has sliding doors to the rear garden. The kitchen is extremely spacious and has a fantastic range of wall and base units and appliances, a solid maple floor, and also offers access to the garden. Off the kitchen is a study/office, ideal for those working from home.

Moving upstairs, the light and airy accommodation continues and there are five good sized bedrooms, four of which come complete with built in storage. A second WC and family bathroom with bath and separate shower cubicle complete the accommodation.

The property further benefits from gas central heating and double glazing.



Extras

All floor coverings, curtains and blinds (with the exception of the curtains in bedroom 1 and the kitchen blind), the range cooker, dishwasher, two fridges and freezer are included in the price.

Gardens & Garage

There is a well maintained front garden which is laid to lawn, with mature hedging, and there is a fully enclosed mature garden to the rear which combines a lawn, vegetable plot, flower beds, shrubs, trees, and beech hedge. In addition there are various patio areas for relaxing and dining in the warmer months, and providing a safe area for children and pets to play. There is a large integral garage which can be accessed from the hall and a driveway and car port provide ample off street parking.

Residents Association

The local woodland is jointly owned by all homeowners with an annual charge of £50. One section includes a recently upgraded path which is a designated 'safe route to school'.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

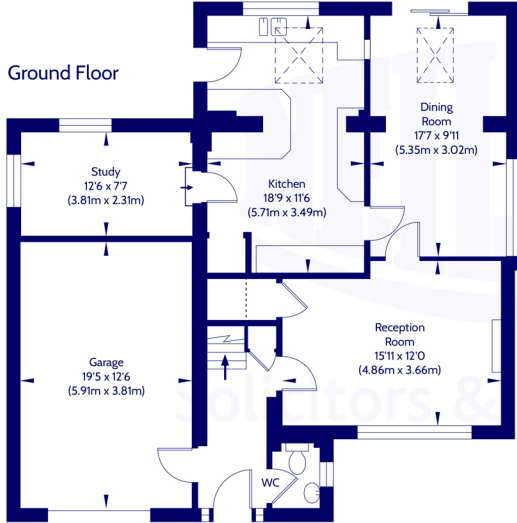
Barnton has long been established as one of Edinburgh's most sought after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day to day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with a 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, an excellent choice of local dog walks and the home is ideally placed for the golfing enthusiast, being close to The Royal Burgess and Bruntsfield Links.



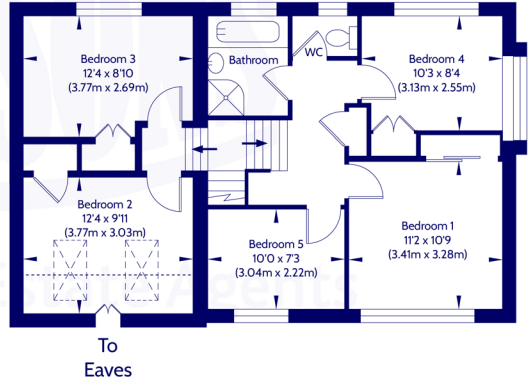


Approx. Gross Internal Floor Area 143.45 Sq M / 1545 Sq Ft.

Ground Floor



First 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.



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