



Solicitors & Estate Agents



Offers Over

£540,000

5 Drum Brae North

Barnton | Edinburgh | EH4 8AR

An exceptionally appealing detached bungalow which rests on a generous plot of beautifully kept garden ground and enjoys an excellent location in Edinburgh's desirable Barnton area. Internally the property is beautifully presented throughout and offers flexible lateral living perfectly suited to both the growing family and downsizer alike.

-  3 bedroom
-  3 public room
-  2 bathroom
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band- F



Description

The accommodation briefly comprises: entrance vestibule leading into a welcoming hallway with tasteful décor and high quality flooring, comfortable bay fronted sitting room with window seat, coving to ceiling and a bright west facing aspect, versatile dining hall with excellent potential to open the space up fully to form a generous modern living and eating space, stylish kitchen fitted an excellent assortment of sleek contemporary units, with coordinated worktops, tiling to splash areas and access to the side of the house, doors open out to a further generously proportioned living space, which is flooded with natural light and boasts a peaceful outlook over the charming rear garden, together with direct access to a paved patio, the principal bedroom is quietly located to the back of the property and features a dual facing aspect and fitted wardrobes, luxury shower room with twin sinks and walk in drench shower enclosure, two further double bedrooms, and family bathroom with feature ceiling, WC, pedestal basin and bath.



Extras

All white goods, appliances, light fittings, blinds and curtains will be included. Please note that items of the furniture are available via separate discussion.

Gardens, Garage & Driveway

To the front of the house an extensive monobloc driveway is bordered by mature hedgerow, leading in turn to a large double garage, offering superb off-street parking for numerous vehicles. Undoubtedly one of the standout features of this charming home is the generously sized private garden located to the rear. The gardens exude a wonderful feeling of peace/privacy and comprise a large lawned area peppered with beautiful mature trees and shrubs.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is situated in the desirable residential district of Barnton. The area is well served by local retailers including a post office and chemist, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. Located in an area popular with families, the property is well placed for local schooling and is in the catchment area for the well regarded Royal High School. 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. There are good local busses and both the City Bypass and Forth Road Bridge are within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.





Approx. Gross Internal Floor Area 148.88 Sq M / 1603 Sq Ft.

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.



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