



Solicitors & Estate Agents










Offers Over

**£565,000**

## 68 Barnton Park Avenue

Barnton | Edinburgh | EH4 6HE

An exceptionally appealing detached villa, offering highly flexible living and enjoying a superb location in the capital's leafy Barnton area. Beautifully presented throughout and in the catchment for the well-regarded Royal High School, the property boasts delightful open views and a substantial well-kept rear garden. A fantastic family home and early viewing is highly recommended.

-  4 bedrooms plus study
-  3 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private front and rear garden
-  ESPC rating – D
-  Council tax band - F



## Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level, generously proportioned reception/dining room with high quality flooring, skylight, focal fireplace and sliding doors opening directly out to the rear garden, versatile sitting/family room which can be opened up via double doors into the main living space and could also work well as a guest bedroom/home office, recently installed contemporary breakfasting kitchen which has been fitted with a superb variety of sleek base and wall mounted units, complete with splash back, coordinated worktops and striking herringbone flooring, useful study area, convenient downstairs shower room/guest bathroom, upper hallway, spacious principal bedroom with excellent built-in storage, three further bedrooms all with storage, and family bathroom with three piece white suite, tiling to walls and over-bath mains shower/splash screen.



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

## Extras

All integrated appliances, blinds, curtain poles, light fittings and fitted carpets will be included.

## Garden, Driveway and Parking

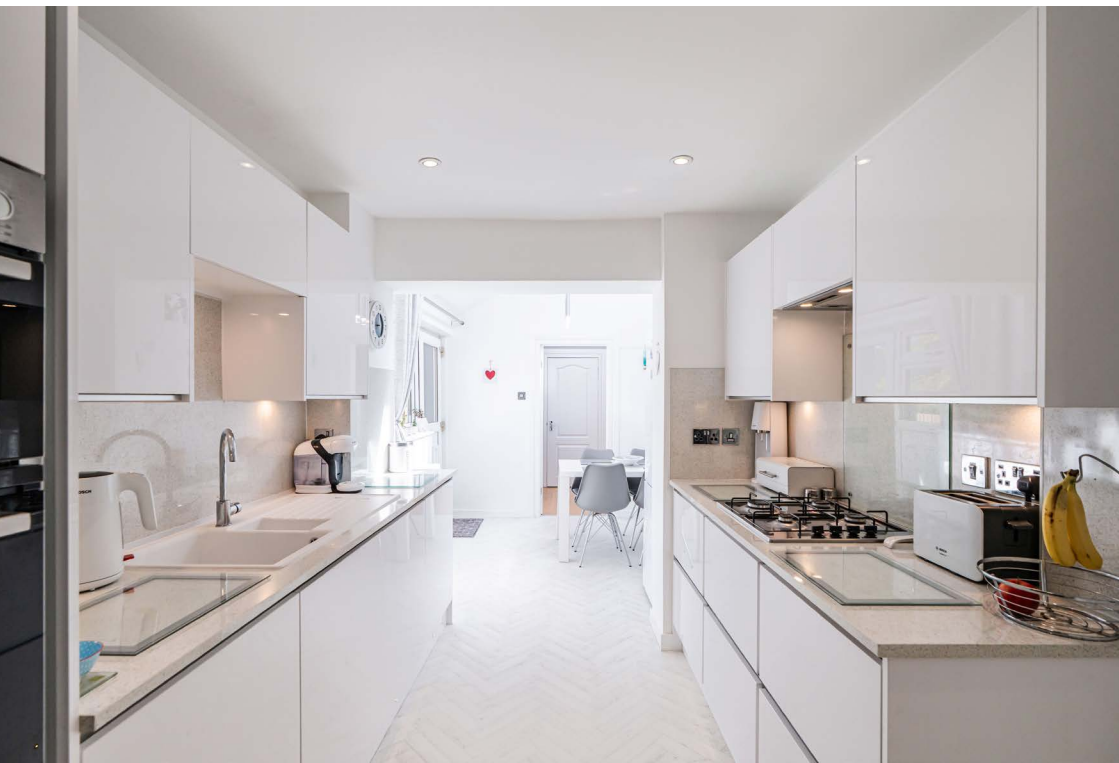
To the front of the house a monobloc driveway and garage is bordered by lawn and well stocked beds providing superb off-street parking for multiple vehicles. Undoubtedly one of the standout features of this wonderful home is the substantial rear garden, which enjoy a delightful open feel, backing on to the adjacent Royal High rugby pitch. Packed with a fantastic variety of shrubs, flowers and small trees, the garden also features a good-sized area of well kept-lawn together with a paved seating space to enjoy outdoor eating and drinking in the warmer months. An area to the side houses a garden shed, which will be included in the sale.

## 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).

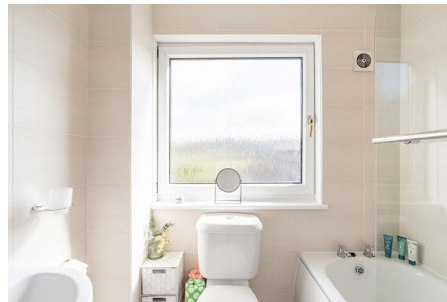






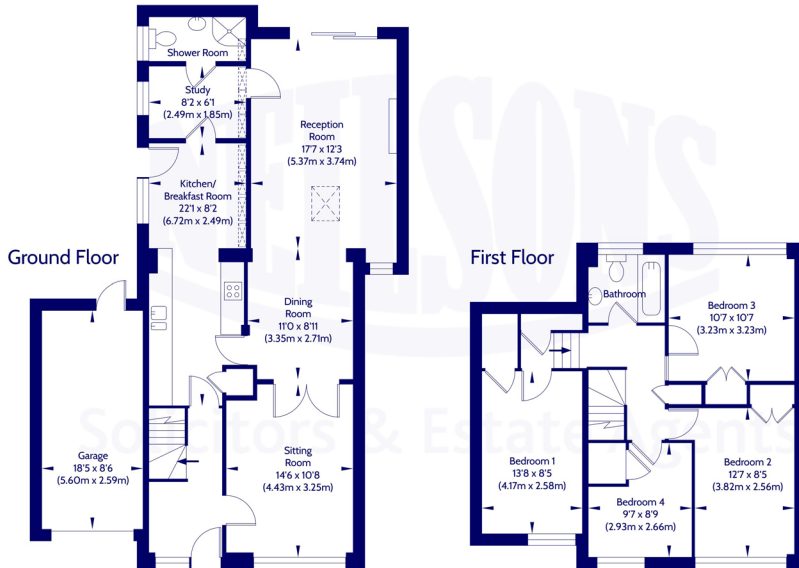
## Location

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 134.14 Sq M / 1444 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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