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Offers Over

£295,000

19 Barntongate Avenue

Barnton | Edinburgh | EH4 8BH

A unique opportunity has arisen to purchase this rarely available detached bungalow, situated in a quiet cul de sac in the desirable residential area of Barnton. Located close to local amenities, transport links and open green spaces, the property would now benefit from cosmetic upgrading but offers excellent potential, particularly for professionals or young families.

-  3 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Private gardens
-  Garage and driveway
-  EPC Rating – G
-  Council Tax Band – E



Description

Laid out over one level you enter an entrance vestibule and hallway with storage and continue into a bright lounge with a dining area, and patio doors to the garden which allow plenty of natural light to fill the room. There is a fitted kitchen which has a velux window and a range of wall and base units with co-ordinated worktops and tiled splashbacks. The principal bedroom has a full length window and benefits from a handy en-suite WC and sink. There are two further double bedrooms, one of which has fitted wall shelves. Completing the accommodation is fully tiled bathroom with a velux window and shower over the bath. The property also benefits from electric heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the electric oven & hob, washing machine, undercounter fridge and freezer, and freestanding wardrobe in bedroom three.

Gardens & parking

There is a neat side garden and a fully enclosed front garden with a lawn bordered by trees, shrubs and flowers, and a patio area, offering a place to relax and dine in the warmer months and a place for children and pets to play. A gate leads to the generous, well maintained communal garden grounds which residents have access to. There is a detached single garage with an up and over door, a driveway provides off street parking, and on street parking is also available.

Factor

The communal grounds are maintained by Trinity Factors at a cost of approximately £200 per annum.

Viewing

By appointment through Neilsons on 0131 625 2222





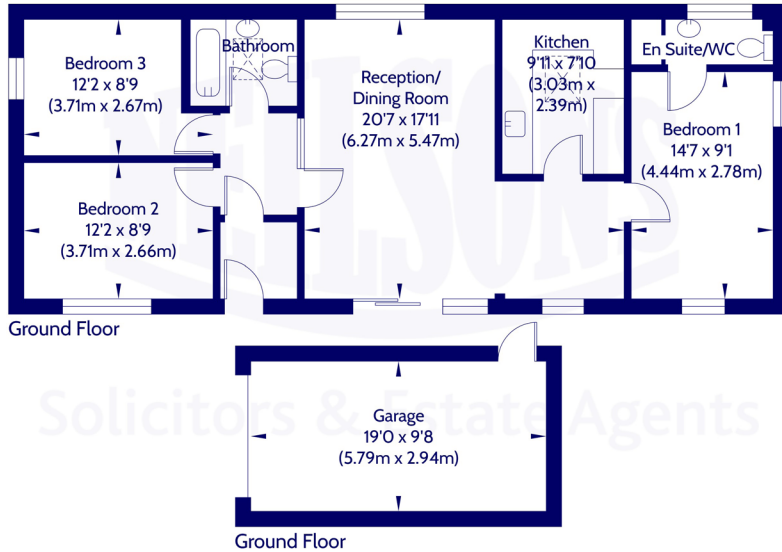
Location

Barnton has been long regarded as one of Edinburgh's most desirable residential areas. This attractive leafy suburb lies to the northwest of Edinburgh's city centre and offers excellent transport links to the city and surrounding areas with regular local bus services and convenient road connections to the bypass, airport and Forth bridges. A useful parade of local shops are just a short walk from this property and provide for day to day needs, with specialist retailers and supermarkets only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including the prestigious Royal Burgess and Bruntsfield Golf Courses and walks along Cramond and Silverknowes foreshore.





Approx. Gross Internal Floor Area 80.27 Sq M / 864 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.



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



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