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Offers Over

£450,000

8 Strathalmond Court

Barnton | Edinburgh | EH4 8AE

Situated at the end of a peaceful residential cul-de-sac in the highly desirable area of Barnton, this generous link detached house occupies a substantial plot and is offered for sale chain-free. The property provides ample living space with scope for extension (subject to the usual planning permissions), though now requires modernisation and upgrading.

-  4 bedrooms
-  3 reception rooms
-  2 bathrooms
-  Private Gardens
-  Large driveway
-  EPC rating – C
-  Council tax band - F



Description

The wide and welcoming entrance hallway leads to a large dual-aspect reception room at the front, featuring a fireplace and patio doors opening onto the side garden. A second reception room, ideally suited as a dining room, also benefits from patio doors leading to the rear garden. The fitted kitchen/breakfast room includes an integrated gas hob and opens onto a versatile third reception room, perfect as a family or games room. Additionally, there is a practical utility/storage room with power, lighting, and housing for the boiler and gas meter. Completing the ground floor is a contemporary wet room-style shower room with a white suite and electric shower. An impressive staircase with a double-height ceiling ascends to the upper landing, where the principal bedroom boasts dual aspects to the front, built-in wardrobes, and an enclosed balcony/sunroom, offering potential to create an en-suite if desired (STC). There are three further double bedrooms, two of which feature built-in wardrobes, while the third includes a wardrobe that is part of the sale. A family bathroom with a four-piece suite, including a spa bath and bidet, completes the accommodation. Further benefits include gas central heating and double glazing. This is a fantastic opportunity for those looking to modernise and personalise a spacious property in a sought-after location and viewing is highly recommended to fully appreciate the potential on offer.



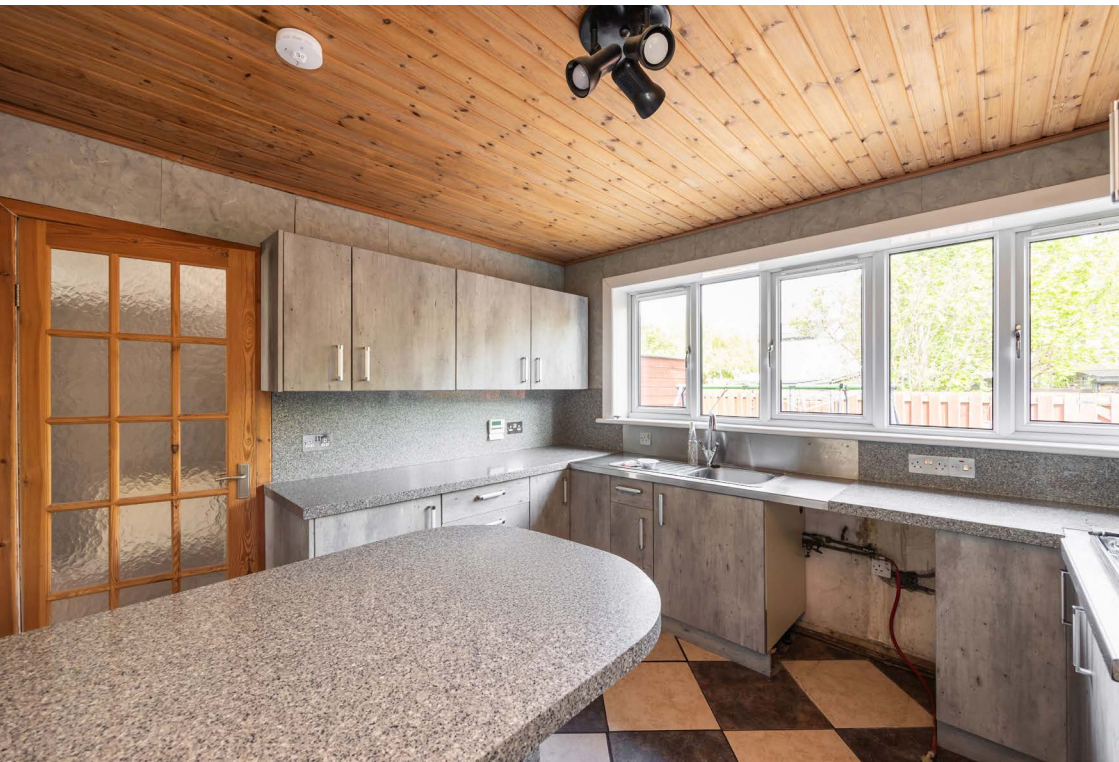
Extras

The fixtures and fittings are to be included in the sale including the curtains, blinds and light fittings.

Gardens and Driveway

Externally, the property offers low-maintenance paved and monoblocked gardens to the rear and side, along with a monoblocked driveway to the front with parking for at least three vehicles. A gate from the rear garden provides direct access to an attractive communal green and a pathway leading directly to Queensferry Road, ideal for cyclists and pedestrians.

Viewing





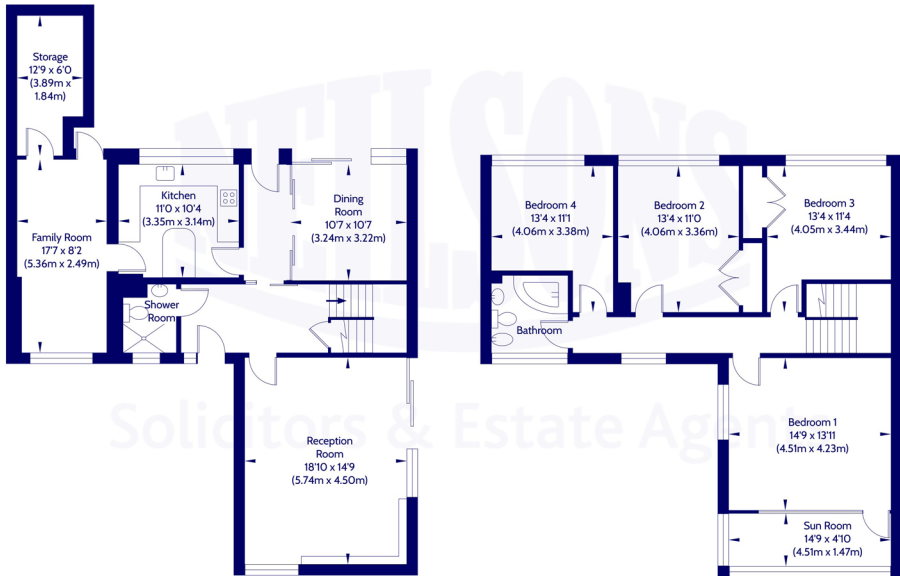
Location

Strathalmond Court is quietly situated in the popular residential district of Barnton, long regarded as one of Edinburgh's most desirable suburbs. The area offers a range of local amenities within walking distance of the property, including a Scotmid supermarket, post office, chemist, Tesco Metro, Majestic wine merchant, Caff  Nero, and Baynes bakery. Dining options nearby include the newly opened Herringbone Restaurant and the Miller and Carter Steakhouse. For a wider selection of shops, The Gyle, Craigleith Retail Park, Hermiston Gait, and Corstorphine are just a short drive away. The property is in the catchment area for Cramond Primary School and the well-regarded Royal High School, offering quality education from primary through to secondary level with a choice of nursery schools also close at hand. Leisure facilities nearby include The Royal Burgess and Bruntsfield Golf Courses, Drum Brae Leisure Centre, and scenic riverside walks along the Almond. Cramond and Silverknowes waterfronts are also within easy reach, as are the cultural attractions of Edinburgh's city centre. Barnton is well-connected, with frequent public transport links to the city centre and surrounding areas. The City Bypass and Forth Road Bridge are also nearby, offering convenient routes to Fife, Glasgow, and East and West Lothian.





Approx. Gross Internal Floor Area 167.29 Sq M / 1800 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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