



Solicitors & Estate Agents



Offers Over

£625,000

553 Queensferry Road

Barnton | Edinburgh | EH4 7QE

A fantastic opportunity has arisen to purchase this impressive, truly stunning extended detached bungalow with extensive private gardens, driveway and double garage, situated within easy travelling distance of the city centre in the ever-popular Barnton area. The property is in excellent move-in condition throughout and offers spacious and highly flexible accommodation perfectly suited to those juggling family life with working from home.

-  4 Bedrooms
-  3 Public Rooms
-  4 Bathrooms
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – G



Description

The accommodation in brief comprises; welcoming entrance vestibule, spacious hallway with new wooden floors running through most rooms, dual aspect bay windowed reception room with electric fireplace, open plan spacious dining room, striking breakfasting kitchen with integrated appliances and high quality fixtures and fittings including Oak units, sunny south facing conservatory with fitted utility room off, generously proportioned dual aspect bay windowed principal bedroom with stylish en-suite and built in wardrobes, two further good-sized double bedrooms with en-suite shower rooms and useful built in storage, fourth double bedroom with eaves storage, and family bathroom with modern three piece suite including separate shower enclosure. Further benefits include gas central heating, double glazing and new doors throughout.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, ovens, integrated dishwasher, integrated fridge/freezer and integrated washing machine.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped fully enclosed garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds with path leading to the front door and a long driveway providing off-street parking for multiple vehicles leading to a double garage with an electric door and power.

Viewing

By appointment through Neilsons 0131 625 2222.





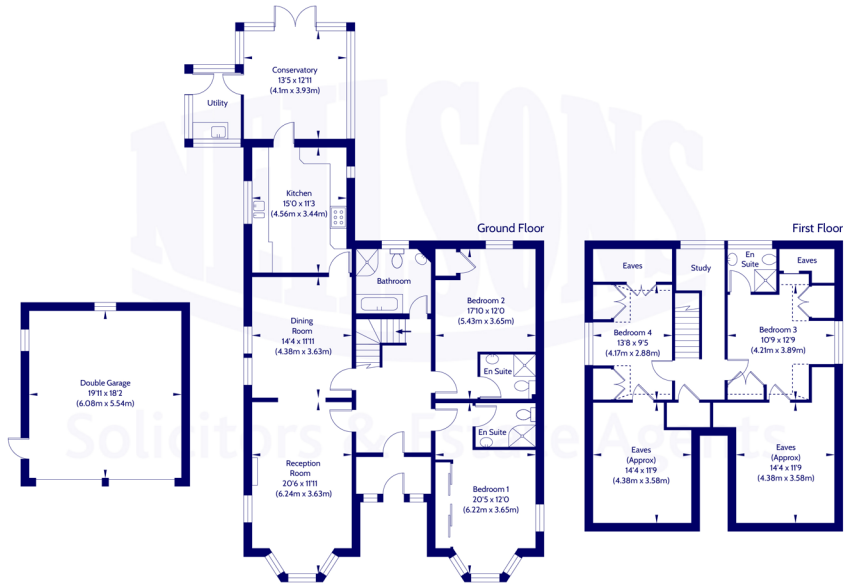
Location

The property is situated in the enviable residential district of Barnton, within close proximity of beautiful wooded walks and excellent green space. The area is well served by local retailers including Post Office, Bank, Chemist, Scotmid, doctors surgery, dentist and local takeaway. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. The location is well served by the local public transport system with frequent links to the City Centre and Fife. Excellent schooling at all levels is available locally including The Royal High School and many of Edinburgh's Merchant Schools. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and Queensferry, walks along Cramond and Silverknowes fore shore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter with ease of access to the city bypass national motorway network, Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Area Floor Area 186 Sq M / 2002 Sq Ft.



Area excludes garage and eaves. 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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