



Solicitors & Estate Agents



Offers Over

**£300,000**

## 24 Parkgrove Avenue

Barnton | Edinburgh | EH4 7QJ

Quietly positioned in the popular residential area of Clermiston, this beautifully presented upper villa offers bright and spacious accommodation, ideal for first-time buyers, professionals, or those looking to downsize. With tasteful modern finishes throughout, this attractive home also benefits from a private main door entrance and a peaceful yet convenient location close to excellent local amenities and transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

The accommodation comprises: a welcoming private entrance with a staircase leading to a bright and airy first-floor hallway, setting the tone for the stylish and well-maintained interior throughout. The generously proportioned reception/dining room is a standout space, enhanced by an elegant bay window that floods the room with natural light and offers a pleasant open outlook. This versatile room provides ample space for both comfortable lounge furniture and a dining area, making it perfect for both relaxing and entertaining. The contemporary kitchen is positioned to the rear and enjoys a peaceful garden aspect. It is fitted with a range of tasteful shaker-style wall and base units, complemented by modern subway tile splashbacks and durable work surfaces. Thoughtfully designed with both style and practicality in mind, the kitchen includes integrated appliances and room for a small breakfast table or café-style seating.



There are two spacious double bedrooms, each offering a quiet retreat with soft neutral décor and fitted carpets underfoot. Both rooms benefit from excellent natural light and provide ample space for freestanding furniture. In addition, a compact but highly functional home office/study is located off the hallway, ideal for those working from home or in need of a quiet reading nook or additional storage space.

Completing the accommodation is a beautifully presented bathroom, styled in soft grey tones with full-height tiling and a crisp white three-piece suite. The bath is fitted with a dual-headed thermostatic shower and a glass screen, while a modern vanity unit and chrome fittings add a touch of luxury.

The property has been freshly decorated throughout, with new flooring (kitchen, bathroom and all carpets) throughout.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

Externally, the property benefits from a fully enclosed private rear garden, offering a safe and secure outdoor space ideal for both relaxation and recreation. Recently laid with fresh turf, the garden provides a lush green lawn framed by mature trees and well-established shrubbery, creating a peaceful and leafy setting with a good degree of privacy. This charming outdoor area is perfect for enjoying warm summer days, gardening, or al fresco dining. To the front, unrestricted on-street parking is readily available, providing convenient access for both residents and visitors.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

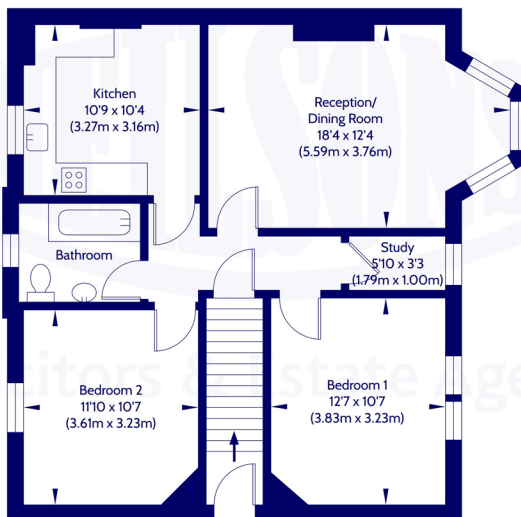
Barnton is a highly sought-after residential area offering an excellent range of local amenities. Everyday shopping is well catered for with convenience stores on Whitehouse Road and a wider selection available nearby in Davidson's Mains, Corstorphine, and at Craigleith Retail Park. For more extensive retail options, The Gyle Shopping Centre and Hermiston Gait Retail Park are also within easy reach. The area is well served by reputable schools, including Davidson's Mains and Fox Covert Primary Schools, along with secondary education at The Royal High School and St. Augustine's RC High.

Recreational opportunities abound, with access to Drumbrae Leisure Centre, the exclusive David Lloyd Health Club, and scenic outdoor spots such as the Cramond shoreline and Corstorphine Hill. Sports enthusiasts will also enjoy proximity to Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, and several local golf courses. This well-connected location to the west of the city offers swift access to the City Bypass, M8 and M9 motorways, Edinburgh Airport, and the Queensferry Crossing.



Approx. Gross Internal Floor Area 71.56 Sq M / 770 Sq Ft.

### First 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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