



Solicitors & Estate Agents










Offers Over

£325,000

40 Parkgrove Drive

Barnton | Edinburgh | EH4 7QG

A superb opportunity has arisen to acquire this well proportioned main door double upper villa forming part of the prime residential area of Barnton. Boasting a generous private garden and off-street parking whilst being situated close to excellent amenities, schooling and transport links, the property will undoubtedly appeal to professionals and growing families.

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Driveway
-  Private Gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

Internally, the property in brief comprises; welcoming entrance vestibule with stairs leading to upper floor, hallway, bright and spacious bay windowed reception room with gas fireplace, fully-fitted kitchen with a range of base and wall mounted units and appliances, two good sized double bedrooms – one of them with fitted wardrobes and contemporary shower room. Finally, the upstairs accommodation comprises; spacious upper landing, two further generously proportioned bedrooms with fitted cupboard/eaves storage and family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

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

Gardens & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of lawn and patio, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





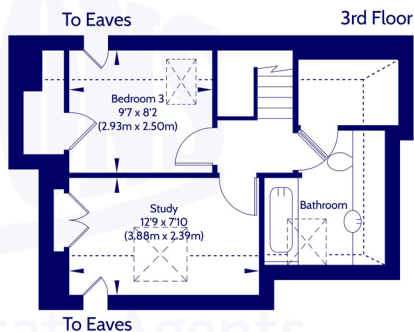
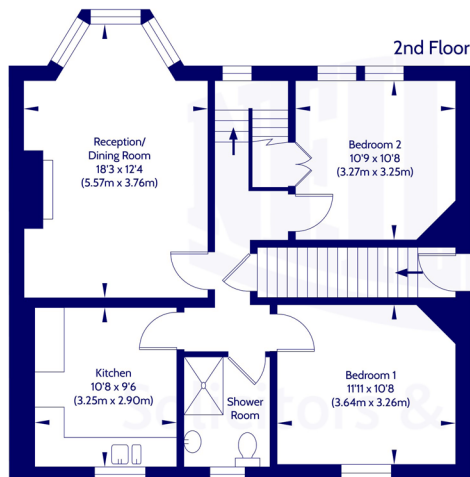
Location

The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found 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 Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.





Approx. Gross Internal Floor Area 96 Sq M / 1039 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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