



Solicitors & Estate Agents










Offers Over

**£385,000**

## 3 Barnyard Park Crescent

South Gyle | Edinburgh | EH12 9LN

Nestled within a modern and peaceful development in the sought-after South Gyle area, this lovely and generously proportioned three-bedroom detached villa offers an excellent opportunity for family living. The property is presented in excellent order throughout, boasting bright interiors, contemporary finishes, and well-maintained accommodation arranged over two levels.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - F



## Description

A welcoming entrance hallway sets the tone for the home and provides access to the principal living spaces. The front-facing lounge is bright and airy, enhanced by a big that allows an abundance of natural light to flood the room, with a handy understairs cupboard providing additional storage. To the rear, the stylish kitchen diner is well designed for modern family life, featuring granite worktops, a range of integrated white goods, splashback panelling, and under-unit and kickboard lighting. French doors open directly to the rear garden, creating a seamless connection between indoor and outdoor living. Off the kitchen, the utility room offers further worktop space with matching granite surfaces and space for freestanding appliances. Completing the ground floor is a fully tiled WC with tiled flooring and a contemporary two-piece suite.



The first-floor landing provides access to a part-floored attic via a Ramsay ladder. The principal bedroom is a sizeable double room enjoying a dual aspect, complemented by a dedicated dressing area with fitted wardrobes and a fully tiled en-suite shower room with a double cubicle and heated towel rail. Bedroom two is another comfortable double, also benefiting from fitted wardrobes and a useful single cupboard, while bedroom three is a well-proportioned single room with a pleasant rear-facing outlook. The family bathroom is finished to a high standard, featuring fully tiled walls and flooring, a shower over the bath, and a heated towel rail.

Further benefits include a security intruder alarm system, ABS highsecurity locks, gas central heating, and double glazing throughout.

Factor fees are payable of approximately £15 per month.

## Gardens & Parking

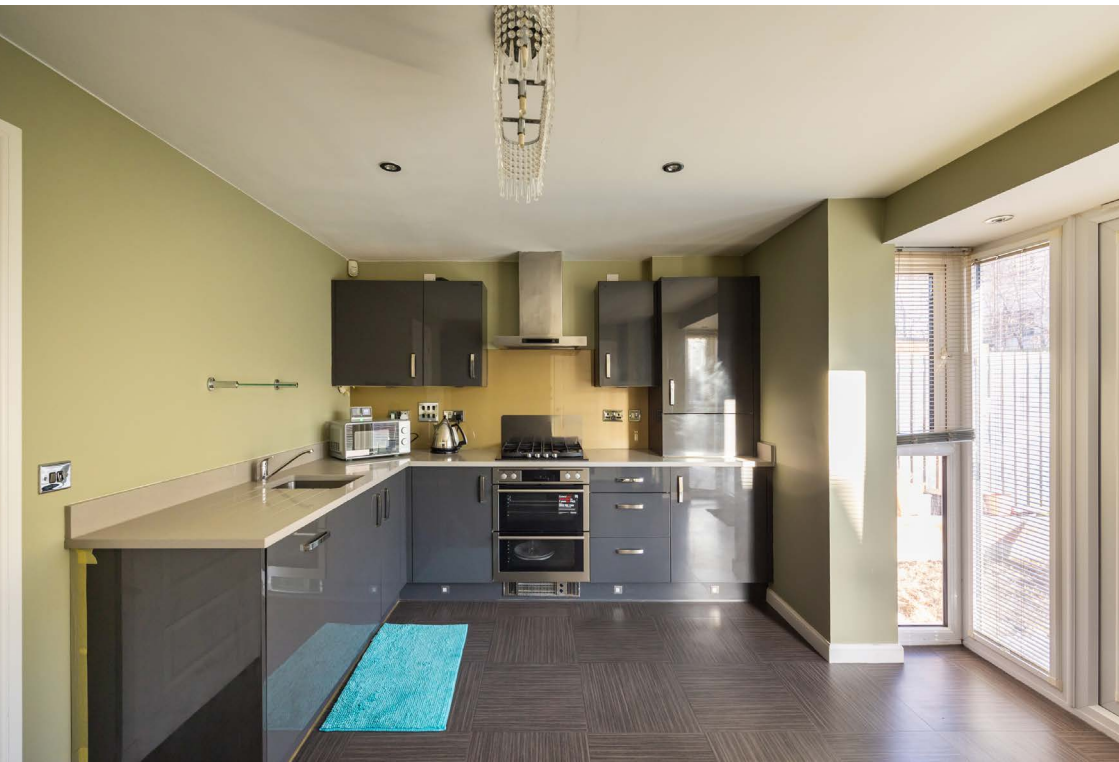
Externally, the property enjoys a well-maintained rear garden, laid mainly to lawn with raised beds surrounding, offering an ideal space for children or outdoor entertaining. Additional practical features include power points to the front and rear, along with a water tap at the side of the property. A single garage and a driveway providing off-street parking for two cars complete the accommodation.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.







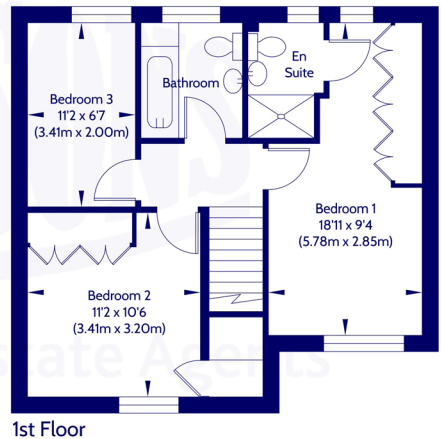
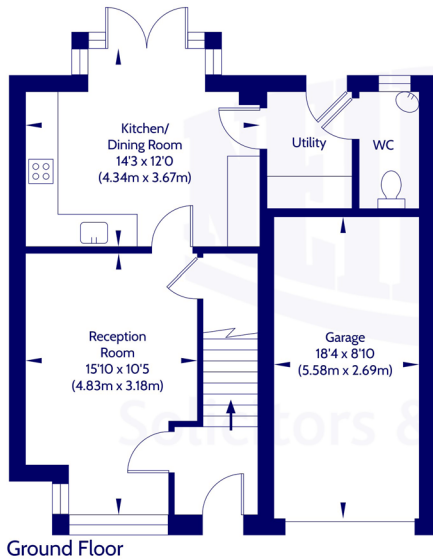
## Location

The property forms part of a modern residential development situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provides quick and easy access into the City Centre. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.





Approx. Gross Internal Floor Area 90.35 Sq M / 973 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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- [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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