



Offers Over  
**£370,000**

## 15 Barnyard Park Rigg

South Gyle | Edinburgh | EH12 9LJ

Nestled within a modern and peaceful development in sought-after South Gyle, this immaculate and generously proportioned end terraced townhouse offers an exceptional opportunity for family living. The property boasts a bright and spacious layout throughout, with contemporary finishes and well-maintained interiors.

- 3 bedrooms
- 1 public room
- 2 bathrooms plus WC
- Private rear garden
- Allocated parking space
- EPC rating – B
- Council tax band - F



## Description

On the ground floor, you are welcomed into a spacious and inviting living room — a perfect setting for relaxation or entertaining guests. From here, French doors open directly onto the private rear garden, creating a seamless transition between indoor and outdoor living. The contemporary kitchen is beautifully presented with sleek, high-gloss wall and base units, complemented by ample worktop space and a range of appliances. This well designed space offers excellent functionality alongside a stylish finish, with generous cupboard storage to keep everything neatly organised. A convenient WC completes the accommodation on this level.

Ascending to the first floor, you will find two generously proportioned double bedrooms, one of which has built in storage. Both rooms offer flexibility in their use — ideal as comfortable bedrooms, or equally suitable as a home office, study, or personal gym, depending on your lifestyle needs. The modern family bathroom is finished to a high standard, featuring a crisp white four piece suite including a bath and separate shower cubicle plus modern fittings, creating a fresh and relaxing environment.

Occupying the entire top floor, the principal bedroom serves as a luxurious private retreat. This impressive space benefits from an ensuite shower room and a large built-in wardrobe, offering both comfort and practicality. The property further benefits from a fully floored attic with Ramsey ladder, gas central heating, double glazing and solar panels.



## Extras

Included in the sale will be the gas hob and electric oven, washing machine, integrated fridge/freezer and dishwasher, freestanding wardrobe in bedroom two, and the garden shed.

## Gardens and parking

To the rear is an appealing, fully enclosed garden with an area of lawn and patio, together offering a peaceful place to dine and relax in the summer months and a safe space for children and pets to play. There is an allocated parking space to the rear which has an electric car charging point, and on street parking is also available.

## Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of £120 per annum, with a deposit of £120 payable.

## Viewing

By appointment through Neilsons (0131 625 2222).





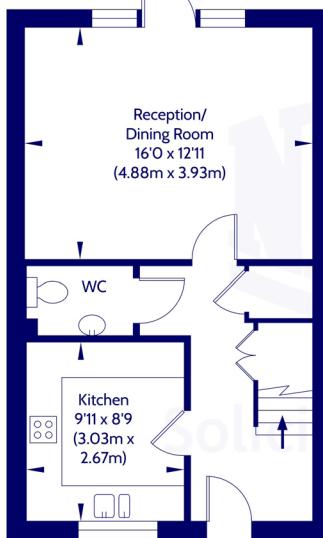
## Location

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.

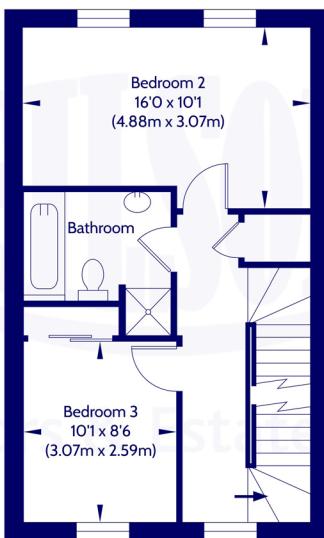




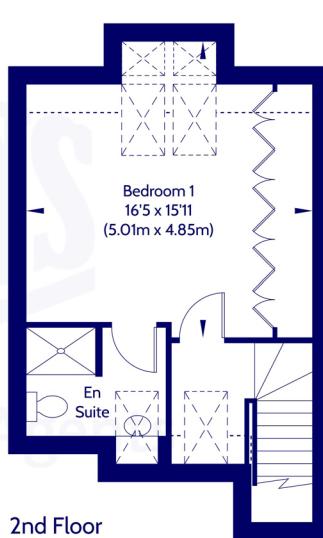
Approx. Gross Internal Floor Area 110 Sq M / 1180 Sq Ft.



Ground Floor



1st Floor



2nd 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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