





Welcome

A fantastic opportunity has arisen to purchase this impressive, detached villa with mature gardens, driveway and single garage, forming part of a prime residential area in Barnton. The property is close to amenities, transport links and schools and would undoubtedly appeal to the growing families. The large family home is in true move in condition and in brief comprises; spacious entrance vestibule, welcoming hallway with under stair storage, a generously proportioned dual aspect reception/dining room providing exceptional natural light, good sized dining room with large windows looking towards the fully enclosed rear garden, solid wood flooring, stylish fitted kitchen with a range of base and wall mounted units with side door to rear garden. The study is tranquil and spacious and offers an ideal workplace. The bright and airy conservatory looks towards the stunning patio and garden.

Finally, the upstairs accommodation comprises; spacious upper landing with storage cupboard and hatch to attic, principal bedroom with fitted wardrobes and lovely open views over the mature private garden, two further good-sized bedrooms and contemporary family bathroom with three-piece suite with shower over bath. Further benefits include gas central heating, double glazing and good built in storage. To the front of the property there is a private garden and driveway providing off-street parking, leading to the single garage. On street parking is available. To the rear the leafy, secluded garden is mature and well maintained. The garden itself is mainly laid to lawn with a patio area. The shed will also be included in the sale. There is an annual fee of £50 payable to Barnton Parks Association. This covers maintenance of park/woods. Council Tax Band - F





Barnton

The property is located in the highly desirable Barnton district of Edinburgh, a prestigious and peaceful residential area to the west of the city. Barnton is renowned for its leafy streets, spacious setting, and proximity to excellent amenities. Everyday shopping needs are well served by local shops, including a convenience store, pharmacy, and café culture in nearby Davidson's Mains. Larger supermarkets such as Sainsbury's, Tesco and Morrisons are within easy reach, while The Gyle Shopping Centre provides a wide choice of retail outlets, restaurants, and services. Outdoor enthusiasts are spoiled for choice, with access to scenic green spaces such as Cramond Beach and promenade, Corstorphine Hill, and the historic grounds of Lauriston Castle. Barnton Park Golf Club and the world-renowned Royal Burgess Golfing Society are both close by, making the area especially popular with golf lovers. Schooling in the area is excellent, with well-regarded local state schools and easy access to a number of prestigious independent schools, including Cargilfield Preparatory School, St George's School for Girls, and Erskine Stewart's Melville Schools. Transport links are superb, with regular bus services providing quick and easy access to Edinburgh city centre. The property is also well placed for road connections, with nearby access to the A90, A720 City Bypass, M8 and M9 motorways, and Edinburgh Airport

Extras

White goods in kitchen except fridge/freezer.



Get in touch

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.