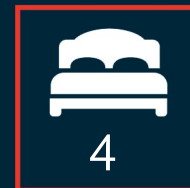




Fixed price £495,000

110 Barnton Park Avenue, Barnton, Edinburgh, EH4 6HE





Beautiful Detached Family Home Exclusive Residential Area

A fantastic opportunity to acquire an impressive detached villa pleasantly set within mature gardens within the prime residential area of Barnton, convenient for access to local amenities, schools and transport links.

This extremely desirable family home with open rear view offers a generously proportioned and flexible living space over two levels with excellent storage including fitted wardrobes and a useful sizeable attic. While carefully maintained and well presented the light charming interior would now benefit from some upgrading. In brief, the spacious accommodation comprises: welcoming entrance vestibule/hallway, delightful dual aspect lounge, charming dining room, good sized fitted breakfasting kitchen, four comfortable bedrooms, family bathroom with shower and a downstairs wc. Comfort is assured by means of gas central heating complemented by the installation of double-glazed windows. The mature, well stocked gardens are thoughtfully laid out to provide a range of interest/colour and enjoy much of the day's sunshine. A side drive-in leads to a double garage with electronic up and over door, light and power. All fitted floor coverings, curtains, blinds and kitchen appliances (no warranties) are included in the sale.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Sittingroom	17'11" x 11'2" (5.46m x 3.40m)
Dining Room	10'11" x 8'10" (3.33m x 2.69m)
Breakfasting Kitchen	10'9" x 8'5" (3.28m x 2.57m)
Bedroom 1	11'3" x 10'8" (3.43m x 3.25m)
Bedroom 2	10'7" x 9'2" (3.23m x 2.79m)
Bedroom 3	11'8" x 7'3" (3.56m x 2.21m)
Bedroom 4	11'3" x 7'2" (3.43m x 2.18m)
Bathroom	7'1" x 6'2" (2.16m x 1.88m)

LOCATION

Barnton is an exclusive residential area only a few miles from the finest amenities of the city centre. There is a good range of local shopping facilities available nearby including a Tesco Express with larger retail stores a short drive away at the Gyle Shopping Centre, Hermiston Gait and Craigleith Retail Park which also has a Sainsbury's supermarket. Schools catering for all age groups are easily accessible, the property currently in the catchment area for Davidson's Mains Primary and The Royal High Secondary. There is also a wide variety of leisure facilities including the Royal Burgess and Bruntsfield golf courses, Drum Brae leisure centre and scenic walks along the River Almond by the village of Cramond and Cramond Beach promenade. A frequent public transport service operates to many parts of the city with the city bypass and M8 within close proximity giving access to the Edinburgh International Airport, Queensferry Crossing and central motorway network.

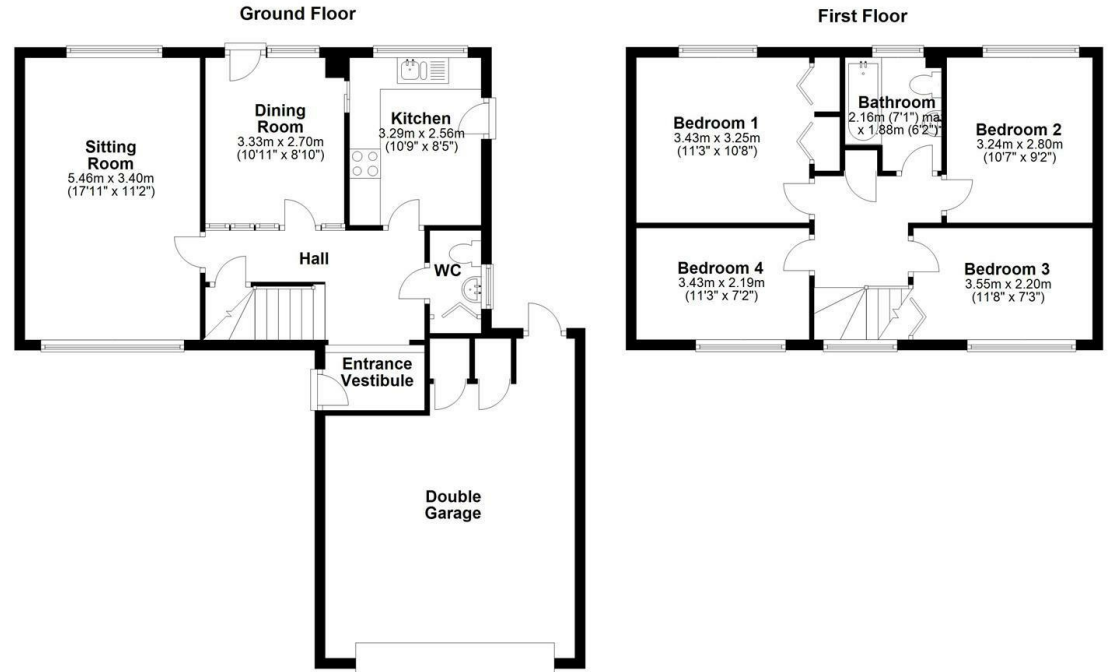
EPC RATING

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VIEWING

By appointment, please telephone agents 0131 554 6244





Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

HM Harper Macleod LLP
Estate Agents & Solicitors

Citypoint, 65 Haymarket Terrace, Edinburgh, EH12 5HD
T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.