



**24 East Barnton Avenue,
Edinburgh, EH4 6AQ**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

STUNNING AND BEAUTIFULLY PRESENTED

THREE-BEDROOM, SEMI-DETACHED HOUSE



A stunning, beautifully presented, three-bedroom, semi-detached house situated within sought-after Barnton area of Edinburgh. Located directly opposite Davidson's Mains Park, it is conveniently placed for excellent amenities, schools and transport links. The property has been tastefully decorated throughout in neutral tones complementing the floor coverings. The accommodation consists of a vestibule, bright entrance hallway, lovely light filled open plan sitting room leading into the dining area and kitchen. The sitting room, with solid wood flooring and a recessed fireplace has a great outlook over the front garden towards mature trees. The dining area has patio doors opening to the rear garden and the kitchen is fitted with a range of modern veneered units, solid timber worktops and integrated appliances. There is also a double bedroom, family bathroom and utility room on this level. On the upper floor there is a large master bedroom with fitted wardrobes, leading via a glazed screen to the en-suite shower room, which has room for seating, and a Juliet balcony to the rear. The third bedroom is again a good size with fitted wardrobes. There are lovely, leafy garden grounds to the front of the property which have been laid to lawn surrounded by a selection of colourful shrubs and small trees. The rear garden is exceptional with a large patio adjacent to the house, leading to the lawn, which has well stocked colourful borders, sheltered by a wide selection of shrubs and mature trees. There is a single garage and drive for parking two to three cars. There is planning permission in place for a kitchen/living room extension, further details are available.

- Vestibule
- Hall
- Sitting room
- Dining area
- Kitchen
- Utility room
- Master bedroom, with en-suite shower room
- Two further bedrooms
- Family bathroom
- New 3-phase electricity supply
- Gas central heating and double glazing
- Lovely private gardens
- Single garage and driveway





BARNTON

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, GP surgery, opticians, 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.



Extras

All blinds, gas hob, electric oven and extractor hood, fridge freezer, dish washer and automatic washing machine (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

F

Home Report Valuation

£490,000

EPC Rating

D











Total area: approx. 119.3 sq. metres (1284.4 sq. feet)

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective buyer. PlanUp 2024
Plan produced using PlanUp.



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