



Extremely attractive

Three-bedroom, detached house (with linked garage)



Extremely attractive, three-bedroom, detached house, with linked garage, situated in the desirable Barnton area of Edinburgh, close to local amenities, well regarded schools and transport links. The property has been nicely presented by the current owners and is in move-in condition, ideal for families. The accommodation consists of an entrance hall, with storage, a lovely bright dining lounge, with a picture window to the front and a patio door to the rear garden. The kitchen has a good range of fitted units, appliances and a breakfast bar. The house also benefits from an inner hall giving access to the cloakroom with w.c. and a utility area and also direct access to the garage and garden. On the upper floor there is a master bedroom, with built-in wardrobes and a storage cupboard, a second double bedroom, with a nice leafy outlook, a single bedroom and a family bathroom. There is a very nicely kept front garden with mature shrubs, a driveway and a single garage. To the rear there is an attractive enclosed garden with well planted borders, an area of lawn, two seating areas for al fresco dining and side access to the front garden.

Key Features

- Hall
- Dining lounge
- Kitchen
- Utility area
- W.C.
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Garage and drive
- Garden



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, wine merchant, 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 fitted floor coverings, blinds, light fittings, oven, hob, fridge, freezer, washing machine, tumble dryer are included in the sale (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

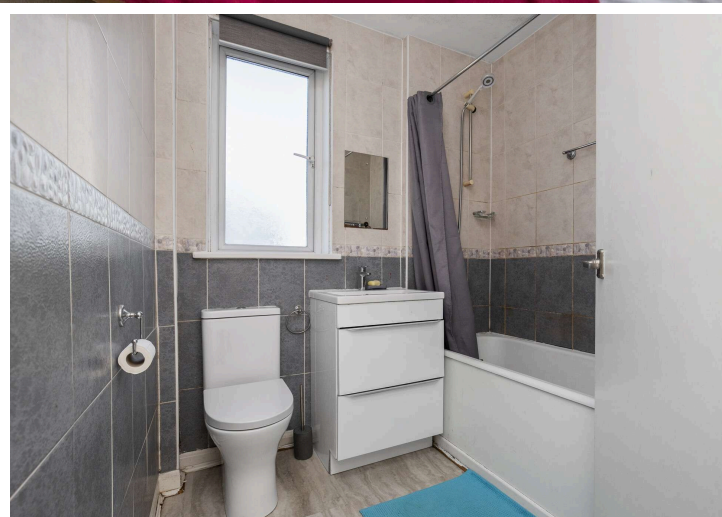
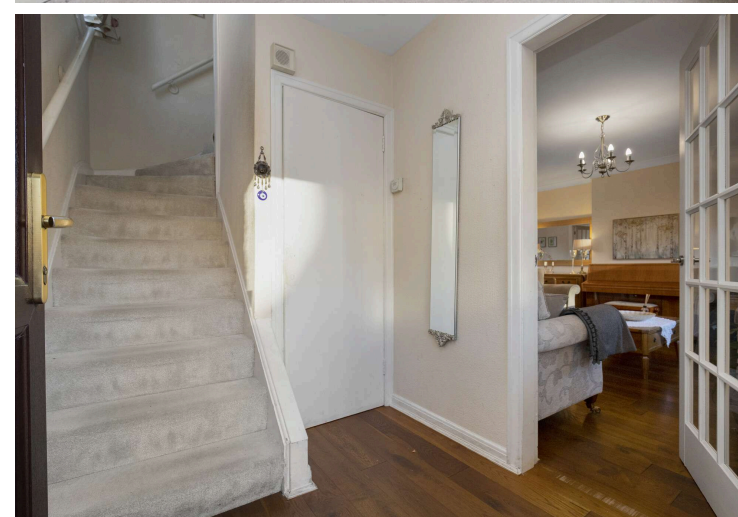
Tenure

Freehold



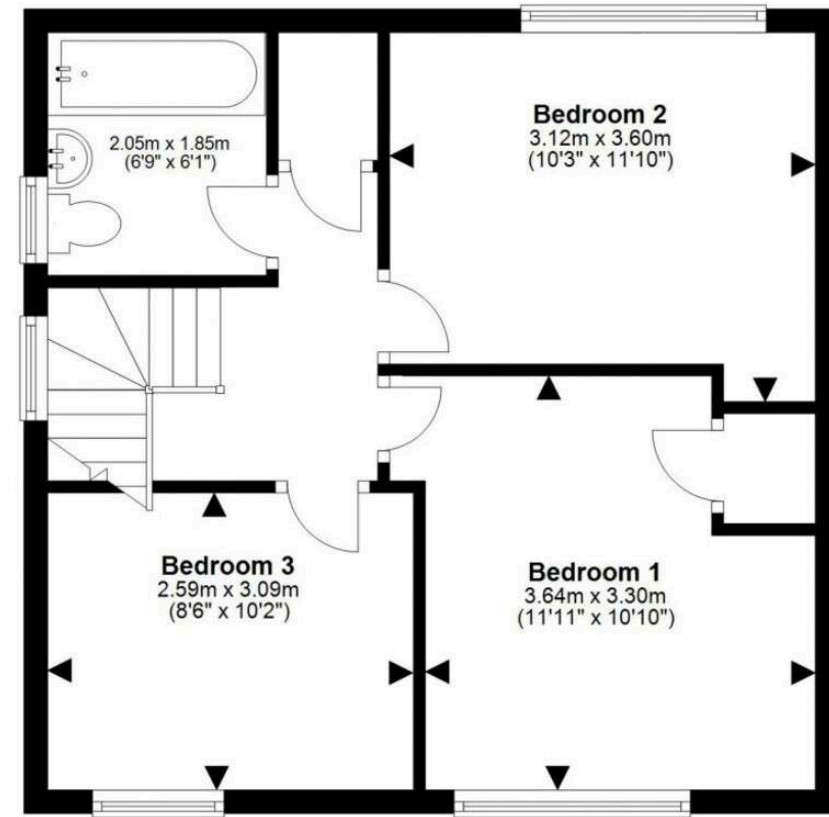
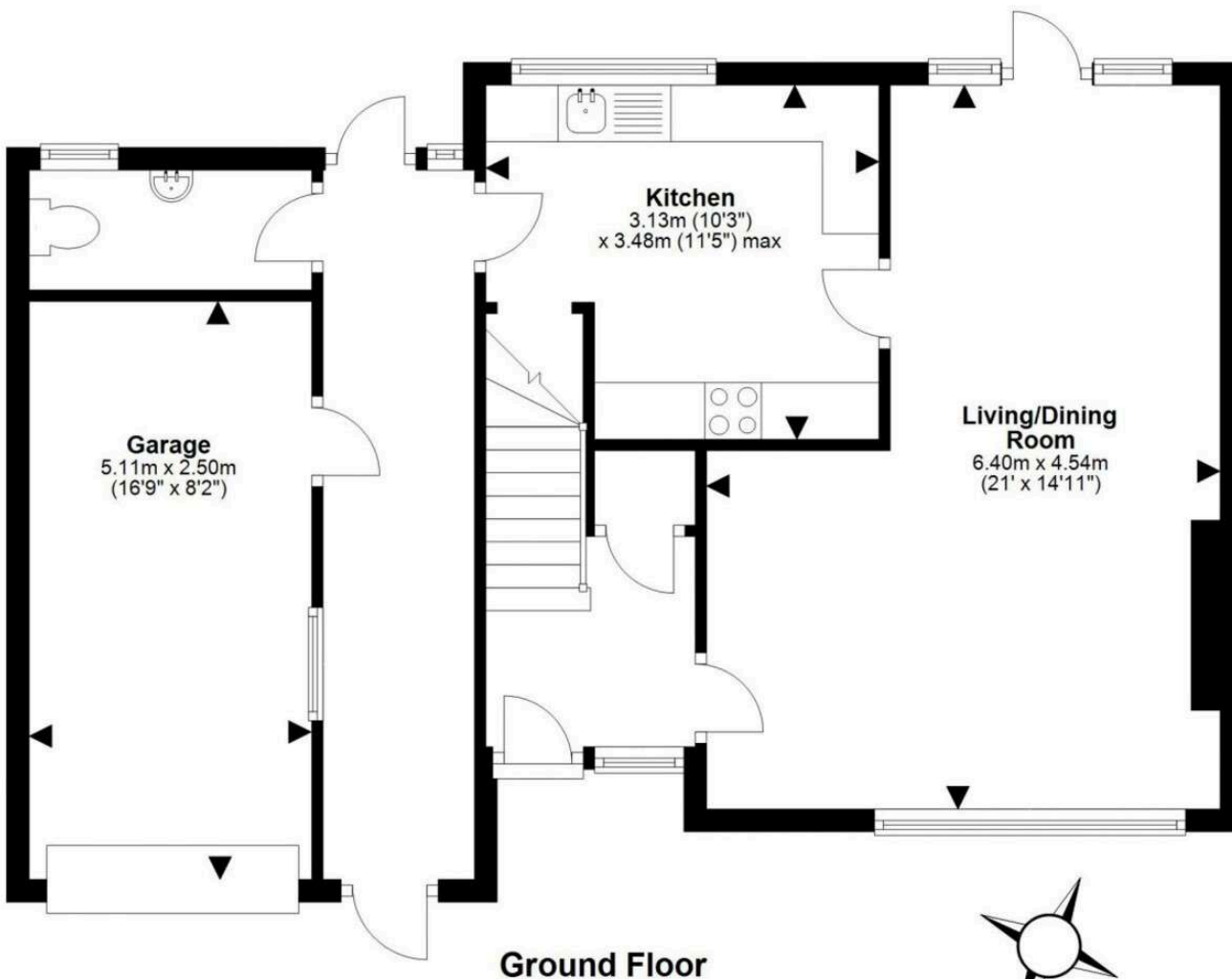


*"Lovely, three-bedroom,
detached house, making
this an ideal family home"*









Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

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.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.