



2 Westbank, Easter Park Drive

Barnton, Edinburgh, EH4 6SL



VMH ESTATE AGENTS



Extremely spacious Mid Terraced Villa enjoying a quiet cul-de-sac position in the popular Barnton district of the city.

- Hallway with storage
- Open plan sitting room/dining room
- Well-appointed kitchen
- Principal bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Separate WC
- Integral double garage & driveway
- Private patio & communal grounds
- Gas central heating & double glazing



Offers Over: £415,000

EPC Rating: D

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This mid terraced villa boasts generously proportioned accommodation with the owners having recently upgraded the bathroom, en-suite and w.c. facilities, as well as putting in new carpets.

It comprises, on the ground floor, entrance vestibule, reception hall, three double bedrooms, family bathroom and pass-door to the integral double garage. The main living space is located on the upper floor to take advantage of the natural light and leafy outlook. The first floor accommodation comprises a spacious open plan sitting room/dining room, large fitted kitchen, WC and principal bedroom with en-suite shower room. There is a private patio to the rear and areas of landscaped shared garden ground adjacent. A double driveway from the street affords off-street parking for two cars and leads to the integral double garage.

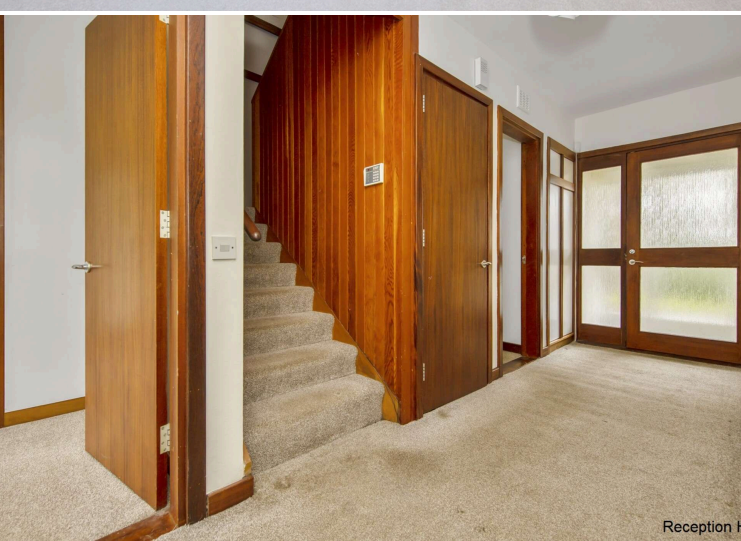
Management

The development is currently factored by HP Management Services with the current quarterly charge being approximately £230. This covers the upkeep of the communal grounds.

Extras

To include all fitted carpets and fitted floor coverings, curtains, blinds, light fitting and the integrated and free standing kitchen appliances.

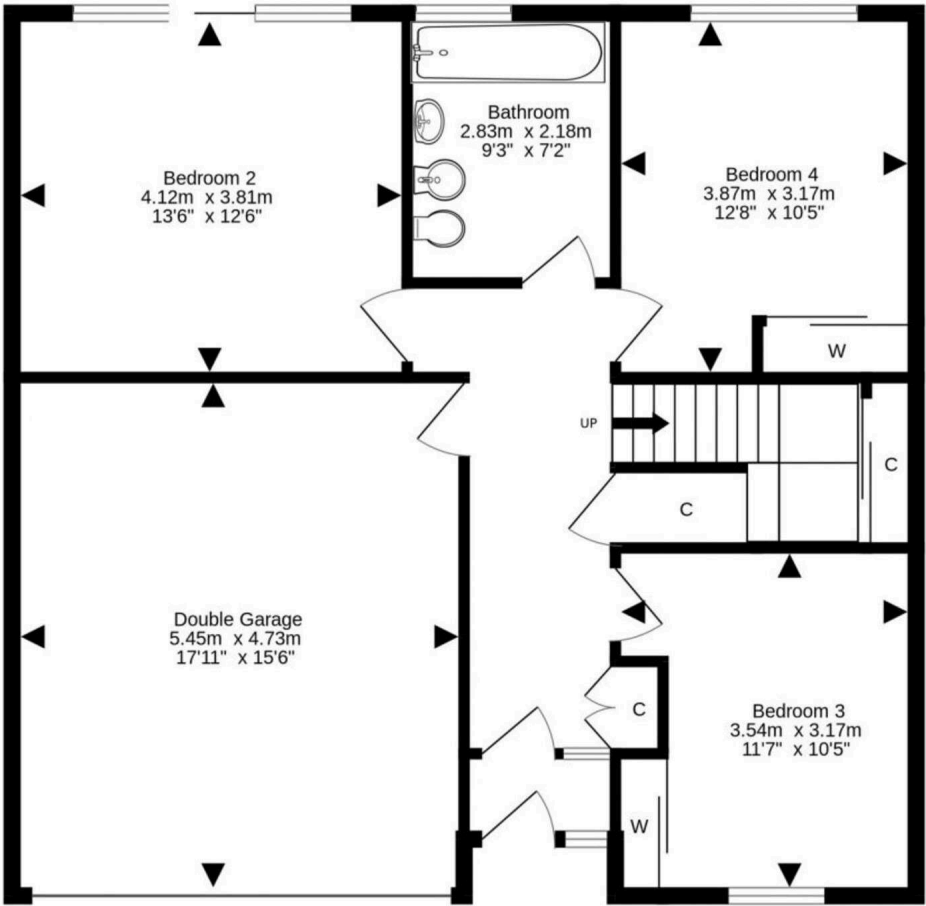




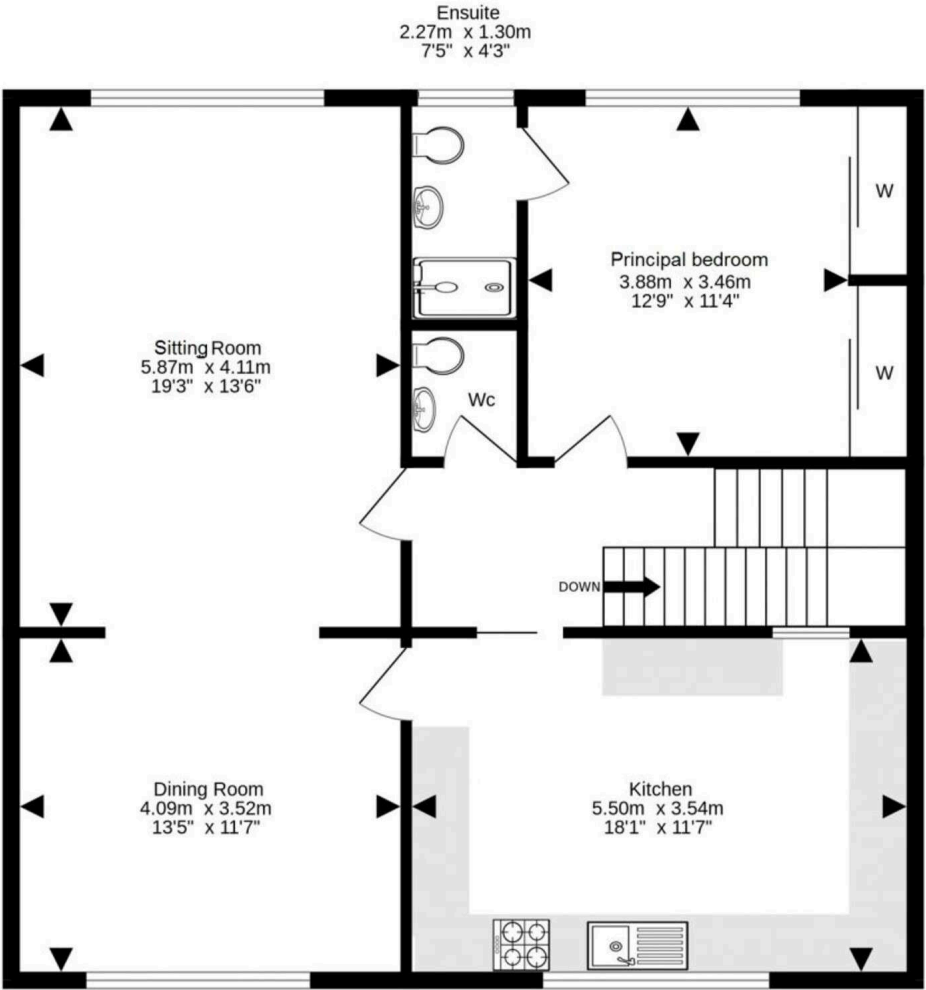
Location

Barnton is one of the most highly sought-after residential areas in Edinburgh offering both city and countryside living. It is well served by local shops, a post office, pharmacy, doctor and dentist surgeries and a Tesco Metro with more extensive shopping facilities in neighbouring Corstorphine or at nearby retail parks, such as Craigleith Retail Park, The Gyle Shopping Centre and Hermiston Gait. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from walks along Cramond Beach or the River Almond, to woodland trails and wildlife-watching in Hillwood Park, as well as The Royal Burgess and Bruntsfield Golf Courses. Regular buses run from the area to most parts of the city and there is easy access to the M90, M8, City Bypass and Edinburgh airport.

Floor Plan



Ground Floor



1st Floor



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 purchaser.
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