



25 Barntongate Avenue

Barnton, Edinburgh, EH4 8BH



VMH ESTATE AGENTS



3 bedroomed detached bungalow within a cul de sac setting in the popular Barnton area.

- Sitting/dining room
- Kitchen
- Conservatory
- Principal bedroom with en-suite
- 2 double bedrooms
- Bathroom with 3 piece suite
- Garden with patio
- Driveway & garage
- Cull de sac setting
- Gas central heating & double glazing



Offers Over: £315,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Situated within a cul de sac setting in the popular Barnton area, this 3 bedroomed detached bungalow offers a generous family home all on one level. Internally the property offers bright and spacious accommodation throughout. Externally the property benefits from a garden with a patio, double car driveway and a garage.

Extras

To include all fitted floor coverings, curtains, blinds, double oven, hob, dishwasher, washing machine and fridge/freezer

Management

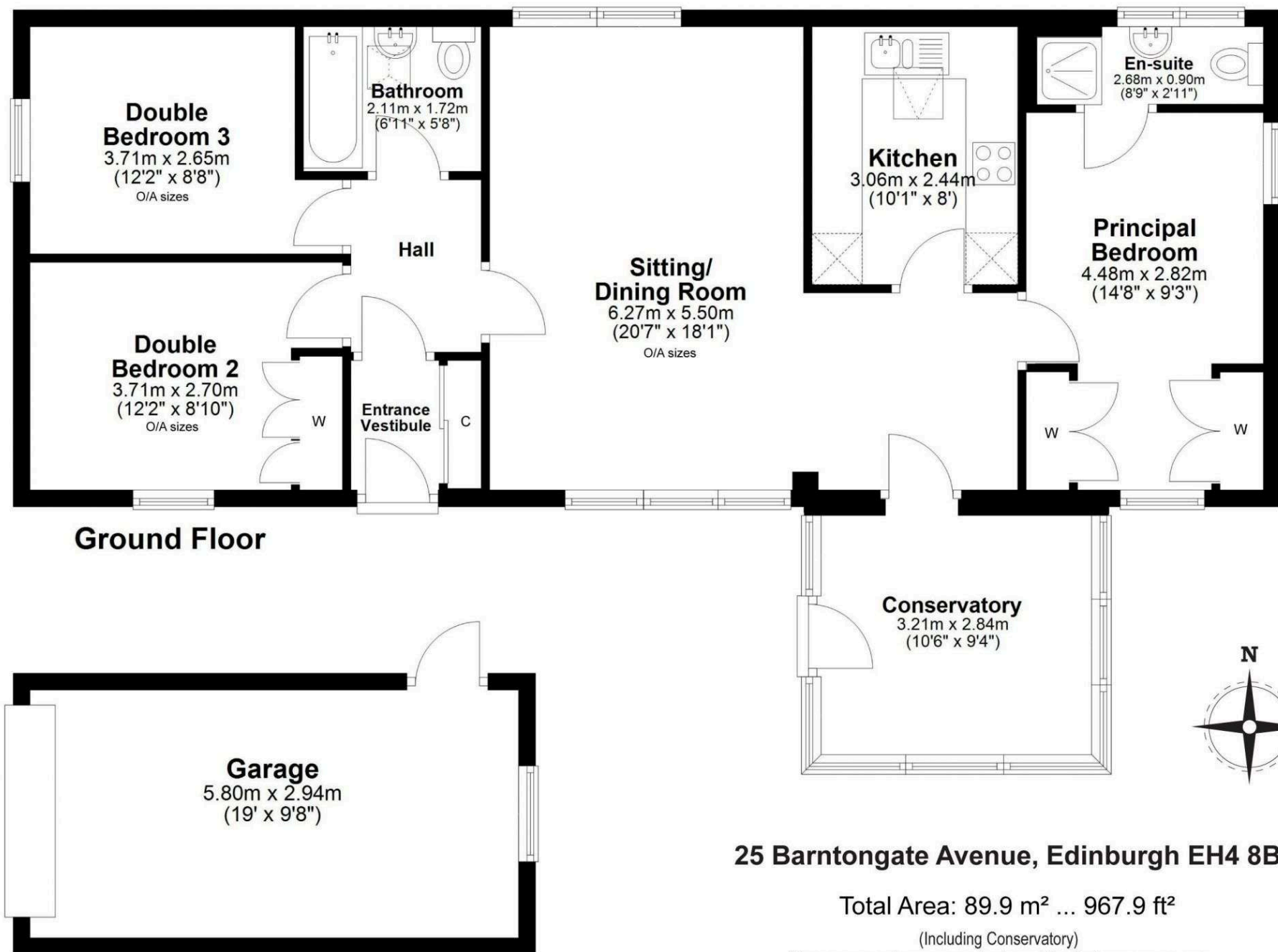
The development is managed by Trinity Factors at an annual cost of approx. £220 for the upkeep of communal green spaces.





Location

Barnton is a peaceful and exclusive residential area surrounded by open countryside and only a few miles from the city centre. There are excellent local shopping facilities available including a Sainsbury's Local on Whitehouse Road and at nearby Davidson's Mains there is a Tesco Metro. Larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gate, and the Craighleith Retail Park which also has a Sainsbury's supermarket. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond with the Cramond Beach promenade. There are several excellent local golf courses including The Royal Burgess and Bruntsfield Links, and sailing at Cramond and South Queensferry. The area has excellent bus routes into the city centre, and the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, Forth Road Bridge and central motorway network. Excellent schools in both the state and private sectors are easily accessible.



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Total Area: 89.9 m² ... 967.9 ft²

(Including Conservatory)

All measurements are approximate and for display purposes only



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.