



# 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
- Cul-de-sac setting
- Gas central heating & double glazing



**Fixed Price: £280,000**

**EPC Rating: D**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**



# 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 which is now in need of some upgrading but offers excellent potential.

Externally the property benefits from a garden with a patio, double car driveway and a garage.

## Extras

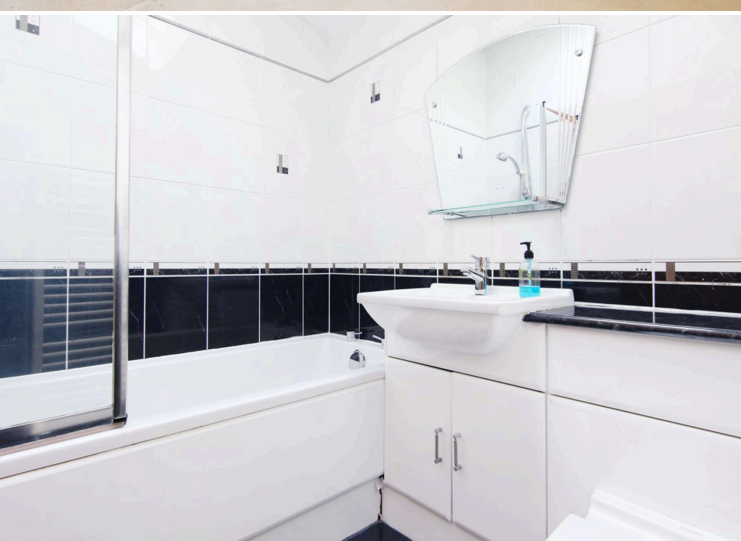
To include all fitted floor coverings, curtains, blinds, double oven, hob, dishwasher, washing machine and fridge/freezer

## Management

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

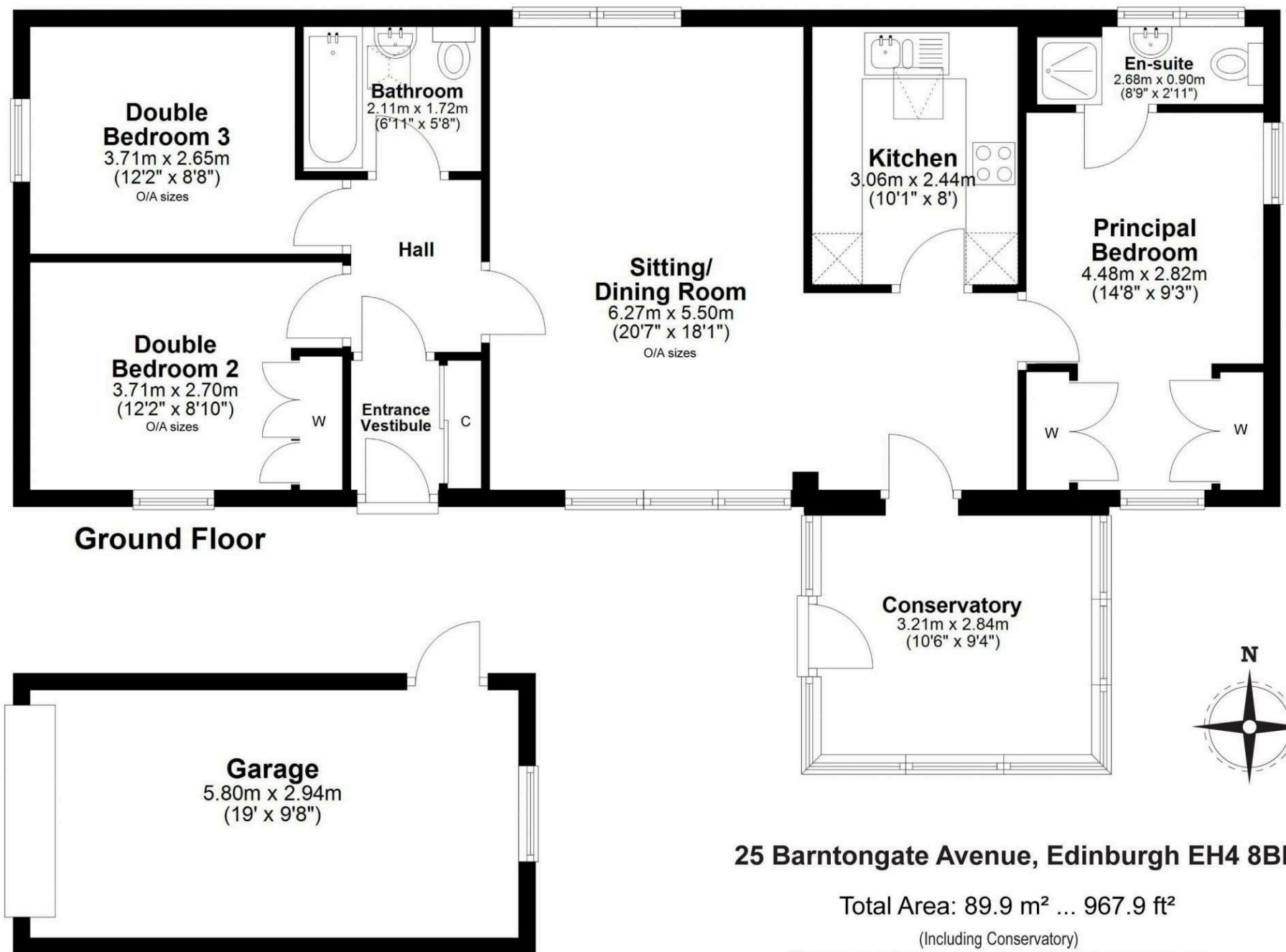






## Location

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 Craigleith 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.



**25 Barntongate Avenue, Edinburgh EH4 8BH**

**Total Area: 89.9 m<sup>2</sup> ... 967.9 ft<sup>2</sup>**

(Including Conservatory)

All measurements are approximate and for display purposes only



VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

**☎ 0131 622 2626**

**✉ [property@vmh.co.uk](mailto:property@vmh.co.uk)**

**🌐 [vmh.co.uk](http://vmh.co.uk)**

**📄 DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
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.