





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



610 Queensferry Road
Edinburgh, EH4 6AT

Hall
Lounge/Dining Room
Conservatory
Kitchen
Utility Room
3 Double Bedrooms
2 Bathrooms
Gas Central Heating & Mostly Double Glazing
Private Driveway & Garage
Private Front & Rear Gardens
EPC: E
Council Tax Band: G

An exceptional detached bungalow in Edinburgh's sought-after area of Barnton, just across from Cammo offering wonderfully light and spacious accommodation extending to around 158 square meters, including three bedrooms, and two reception rooms. Boasting wonderfully attractive and sunny private gardens, a multi-car driveway and garage, this highly liveable family home offers an excellent opportunity to modernise , and to create a unique and stylish home with enormous further development potential.

Stretching across two levels, the accommodation comprises: a spacious and welcoming hall with two storage cupboards; a generously proportioned living/dining room with further shelved storage cupboard, attractive fireplace, and enough floor space for at least three sofas, large dining furniture plus plenty additional free-standing furniture, with sliding door which opens onto the back garden; a sunny conservatory with a private and peaceful outlook which leads into the back garden; a contemporary fitted kitchen with base and wall-mounted units and various appliances; a convenient utility room hosting space for further appliances as well as providing access to the rear garden and garage; two downstairs double bedrooms of good size, and the primary bedroom upstairs benefits from a quiet leafy outlook, a walk-in wardrobe, further eaves storage and an en-suite shower room. Finishing the interiors is a family bathroom consisting of a three-piece shower suite including a shower over bath. Gas central heating throughout ensures a comfortable living environment all year round.

If desired, selected furniture can be included in the sale upon negotiation.

Externally, the property enjoys an attractive front garden with a multi-car driveway and a single garage. To the rear is a beautifully maintained mature garden which gets plenty of sun, where you will also find a gazebo. There is also space and opportunity for extension, subject to sufficient permissions. On one side, there is a secluded patio area where one might take advantage of sitting down and having a relaxing morning coffee, or having a small barbeque gathering.

Barnton is a prestigious residential area of the city, lying approximately 4 miles north-west of the capital's centre. Bordered by the historic village of Cramond to the north and Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. There are local shops at Barnton junction including, a Scotmid, a café/ gift shop, a pharmacy and a Post Office and further shops on Queensferry Road include a branch of Tesco, a bakery, a wine merchant, a coffee house, and a Restaurant. The village of Davidsons Mains is within a few minutes and plays host to a number of independent shops, popular eateries and a Tesco Metro. Both the Gyle (with Morrisons, M&S etc) and Craigleith (with Sainsbury, Lidl, the Range, etc) outlets and supermarket/shops in Corstorphine (Tesco Extra, cafes, restaurant, Lidl supermarket) are within a short drive away, so there plenty of choices of shops in and around the area. The village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. Here, there is a thriving sailing club, galleries, cafes and a pub popular with walkers, joggers and cyclists. Cammo Estate , just a short walk away, is also popular with walkers and joggers. Nearby Dalmeny Estate boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess. Nursery through to senior schooling is available within a few minutes on foot e.g. Cramond Primary and The Royal High School, both of which have an excellent academic reputation. Cargilfield Preparatory School is also within walking distance and many of the city's private schools are within a short drive. There are frequent bus services from Queensferry Road (bus stop only three doors away!) and White House Road, into the city centre . Queensferry Road also provides a direct link with the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.





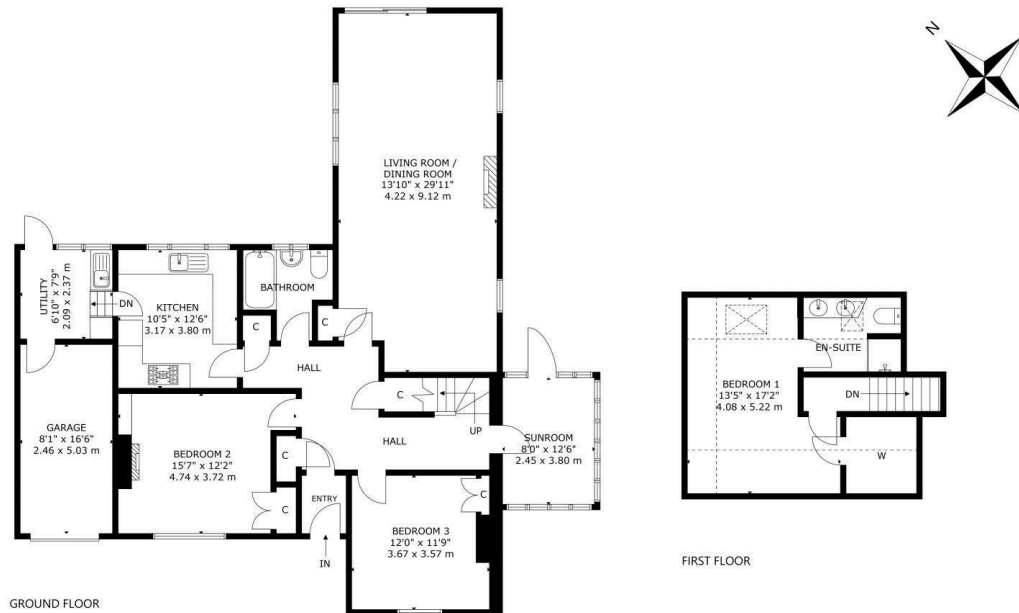












610 QUEENSFERRY ROAD EH4 6AT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,698 SQ FT / 158 SQ M
 GARAGE 133 SQ FT / 12 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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