



55 Parkgrove Loan  
BARNTON | EDINBURGH | EH4 7QA

  
**warners**  
solicitors & estate agents



## 55 Parkgrove Loan

BARNTON | EDINBURGH | EH4 7QA

Beautifully presented three bedroom semi detached home with a lovely peaceful outlook onto Drumbrae Park, located in the popular Barnton area of Edinburgh with excellent nurseries, primary schools, secondary schools, local amenities and transport links all within walking distance.

The house is tastefully decorated and has been modernised throughout and benefits from gas central heating, double glazing and sizeable yet easily maintainable front and rear gardens. The property comprises three well proportioned bedrooms, the master benefiting from built in wardrobes, a large open living/dining room complemented by the electric fire. The Kitchen which includes oven, hob and hood, washer/dryer, space for fridge freezer, dishwasher and gives access to the well landscaped rear garden which benefits from a mixture of laid lawn, a patio and a shed. Completing the accommodation is the bathroom with Mira Sport shower over the bath. The property also benefits from a partially floored attic, an allocated parking space and ample storage. This superb property located in an excellent, sought-after location will appeal to a range of buyers.

- Spacious Semi detached family home
- 2 double and 1 single bedroom
- Fully fitted Kitchen
- Bright living/dining room
- Bathroom
- Front and rear gardens
- Partially floored Attic and excellent storage throughout
- Allocated parking space

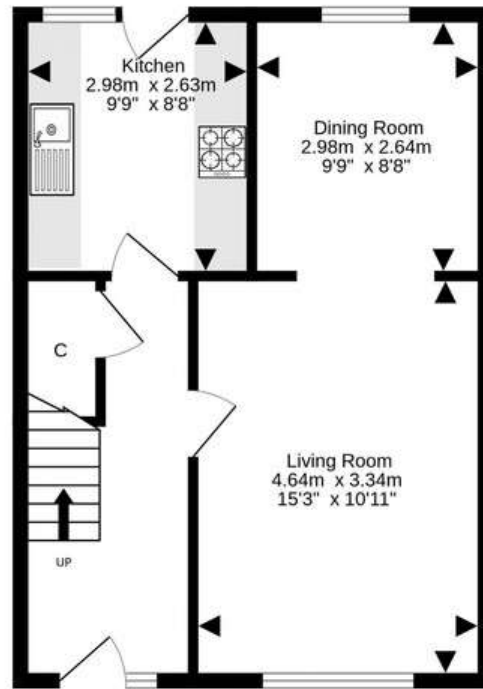
Included: Fixed floor coverings, light fittings, mirror in bathroom, washer/dryer, all integrated kitchen appliances (hob, Electric oven, dishwasher), all carpets, blinds and garden shed. EPC rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

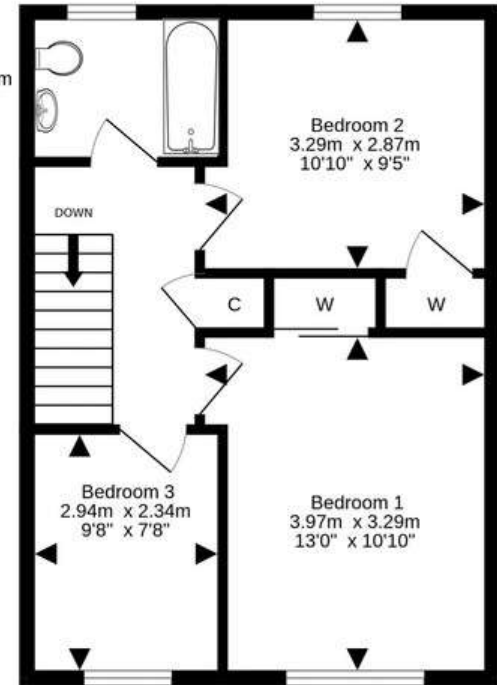


The popular residential area of Barnton is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on your doorstep. The Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs nearby. Cramond, just north of Barnton, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.





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. Made with Metropix ©2023