



25 Strathalmond Road
BARNTON | EDINBURGH | EH4 8HP


warners
solicitors & estate agents



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Well presented terraced villa quietly situated in a tranquil and leafy setting, within the sought-after residential area of Barnton in the North-West of Edinburgh. There is excellent outdoor space on offer with the River Almond Walkway, Dalmeny Estate and Cammo Estate a pleasant walk away. The property is located an easy distance from good local schools, the Gyle Shopping Centre and transport links to the Edinburgh City Centre, Edinburgh Airport, and major road networks. Further benefits on offer are a flexible conservatory, ideal home office area, private garden to the front, easy maintenance private enclosed garden to the rear and there is a car port nearby as well as unrestricted on street parking.

- Entrance Hallway
- Bright living room with feature fireplace and electric fire
- Fitted dining kitchen with integrated appliances
- Conservatory currently being used as a dining room
- Principal bedroom to the front with fitted wardrobes and step down to home office area with bespoke storage
- Further large and small double bedrooms to the rear
- Bathroom with electric shower over bath
- Gas central heating
- Double glazing
- Fantastic storage options including partially floored attic
- Private front and rear gardens
- Carport

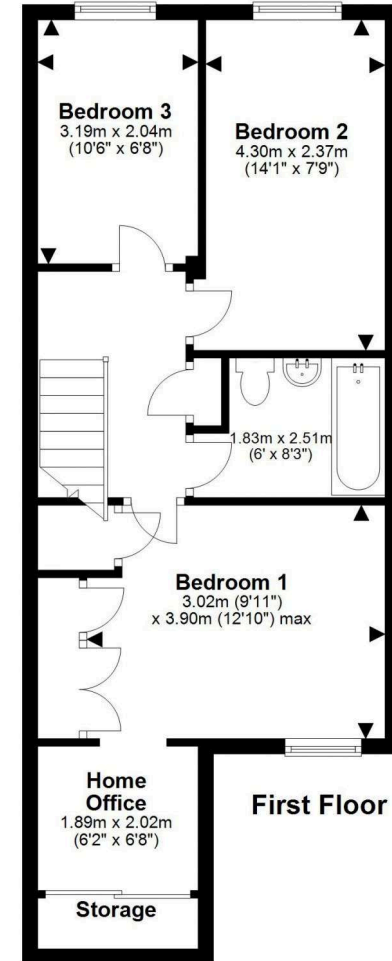
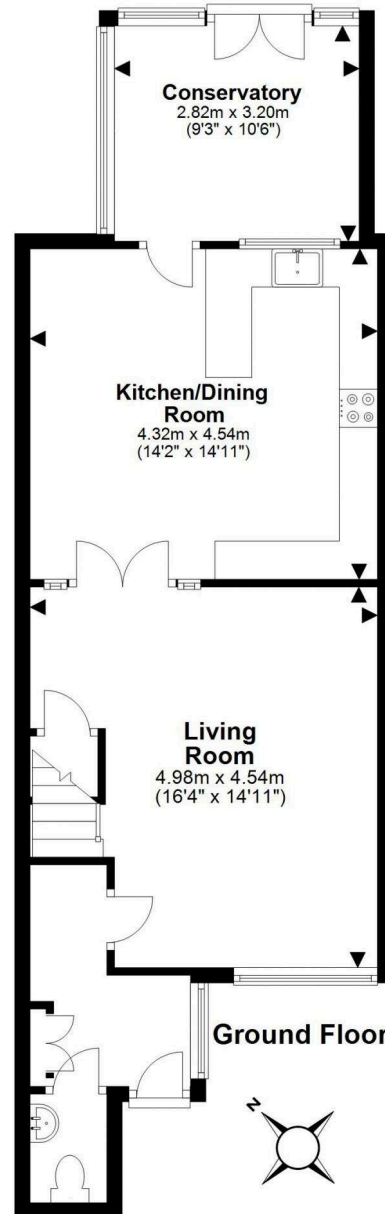
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Carpets, blinds, Hive, integrated dish washer, under counter fridge, under counter freezer and electric fire will be included. The free standing electric cooker may be available by separate negotiation. EPC Rating C.

Barnton is one of the most sought after locations in Edinburgh. The area is surrounded by fine open countryside and the shores and village of Cramond just a little further afield. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craighleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School for Girls and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.