



608 Queensferry Road
BARNTON | EDINBURGH | EH4 6AT


warners
solicitors & estate agents





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Warners is delighted to introduce this spacious and elegantly presented extended four bedroom detached bungalow, nestled in the sought-after Barnton area. Boasting an extensive rear garden, this fantastic property enjoys a prime position within easy reach of Edinburgh's city centre. Move-in ready, the home offers flexible and generous living space, ideal for families and those balancing home life with remote work.

Stepping into the home a welcoming hallway leads to the main reception rooms and the upper level. More than ample public living space includes the living room with its cosy focal fireplace which leads to an impressive, timber-framed Mozolowski & Murray conservatory which enjoys views over the stunning rear garden-an ideal spot to unwind year-round.

The dining/family room offers versatility for family gatherings or casual dinners, while the bespoke International kitchen features stylish Amtico flooring and contemporary tiling, providing both function and elegance. A utility room adds practical convenience to the space.

Three well sized bedrooms offer ample sleeping accommodation at ground level with the upstairs hosting a principal bedroom with a walk-in wardrobe and private WC. The modern shower room is equipped with a multi-jet shower, and a separate family bathroom includes a stylish three-piece white suite with shower over bath.

A highlight of this exceptional property is its magnificent rear garden, meticulously landscaped to include a lush lawn, vibrant flower and shrub beds, mature trees, and three seating areas that enjoy a tranquil, private ambiance, perfect for al fresco dining. The front of the property features a spacious driveway leading to a single garage, offering extra storage and convenient off-street parking for multiple vehicles.

This beautifully maintained home is perfect for those seeking a peaceful yet convenient lifestyle in one of Edinburgh's most popular residential areas. Early viewing is recommended!

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





- Fabulous extended four bedroom detached bungalow in sought after Barnton
- Welcoming entrance vestibule and central hallway
- Living room with feature fireplace leading to the Mozolowski & Murray conservatory
- Contemporary Kitchen, glazed door gives access to rear
- Utility Room
- Dining Room / 5th Bedroom
- Downstairs shower room
- Principal bedroom with a walk-in wardrobe and private WC
- Three further good sized bedrooms (French patio doors in bedroom three give direct access to the rear garden)
- Modern bathroom with stylish three piece suite, shower over bath
- Extensive landscaped rear garden with 3 seating areas
- Private mono-blocked Driveway
- Single Garage
- Gas Central Heating and Double Glazing

Included in the sale of the property will be all integrated appliances including the range cooker & dishwasher, along with all blinds and both gardens sheds. EPC: G



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.





