



58 Parkgrove Road, Edinburgh, EH4 7RN

Description

Tastefully extended three-bedroom semi-detached house with private front and rear gardens. The house is set back from the road on a pleasant, elevated plot, which helps with privacy and natural light. The excellently presented interior has been fully modernised. The property also has gas central heating and UPVC double glazing.

The accommodation comprises:

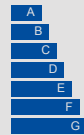
- Entrance hall with carpeted staircase
- Spacious living room with picture window to the front and sliding patio doors to the rear garden
- Kitchen / dining room with bespoke kitchen from Haig, range of modern units, laminate slate effect worktops with matching splashbacks and appliances including Bosch gas hob with extractor hood (which is vented externally), Bosch electric fan oven and space for a washing machine and fridge freezer
- Utility area with deep storage cupboard
- The upstairs landing has a staircase to the second floor
- On the first floor, there are two well-proportioned double bedrooms, both of which have built-in storage
- The family bathroom is fitted with a bath with Triton electric shower over, wash basin with vanity unit, WC, and Gray marble style multi panel/ wall board
- On the second floor, there is a third double bedroom with dormer window and there is also storage within the eaves



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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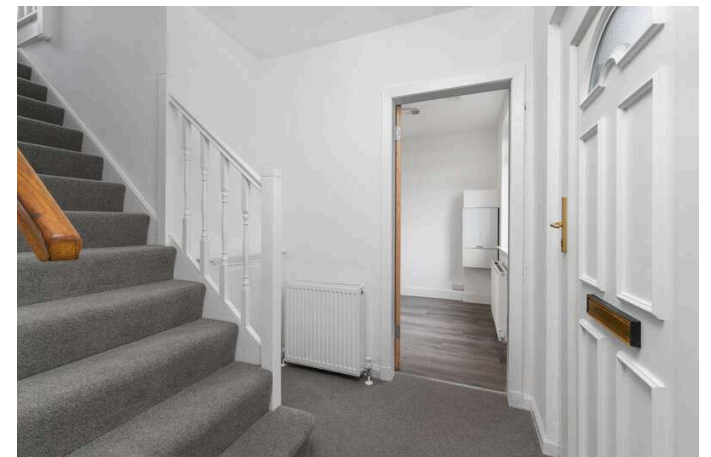


EPC RATING
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Outside and Gardens

The front garden is raised and mostly laid to lawn. There is access to the side of the property, which is convenient for removing garden waste. The rear garden is generally south facing, meaning it gets plenty of natural light and it is tiered with a paved patio area and lawn.

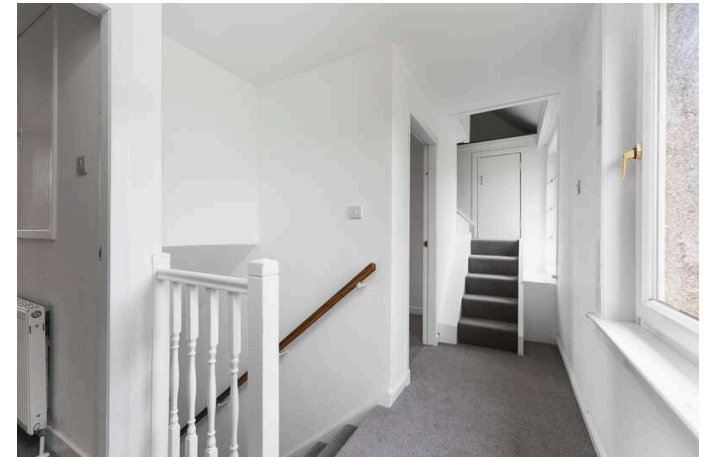
Location

Parkgrove is located to the south side of Queensferry Road in the Barnton area of Edinburgh. Barnton is one of the most sought after residential areas in Edinburgh, enjoying a peaceful situation in the leafy suburbs of west Edinburgh. It is adjacent to Cramond on the South shore of the Firth of Forth with stunning views to match. There are splendid walks nearby along the river Almond and at Cramond beach. There is local shopping nearby at Parkgrove shopping centre including a Tesco Metro, Majestic Wine, bakery and pharmacy with further shopping nearby on Whitehouse Road, Corstorphine and Davidson's Mains. More extensive shopping facilities can be found at Craighleith Retail Park and the Gyle Shopping Centre, both within a short drive. The property lies within the catchment area of Clermiston primary school and the Royal High school, both highly regarded schools. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes. It is also close to the Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club.

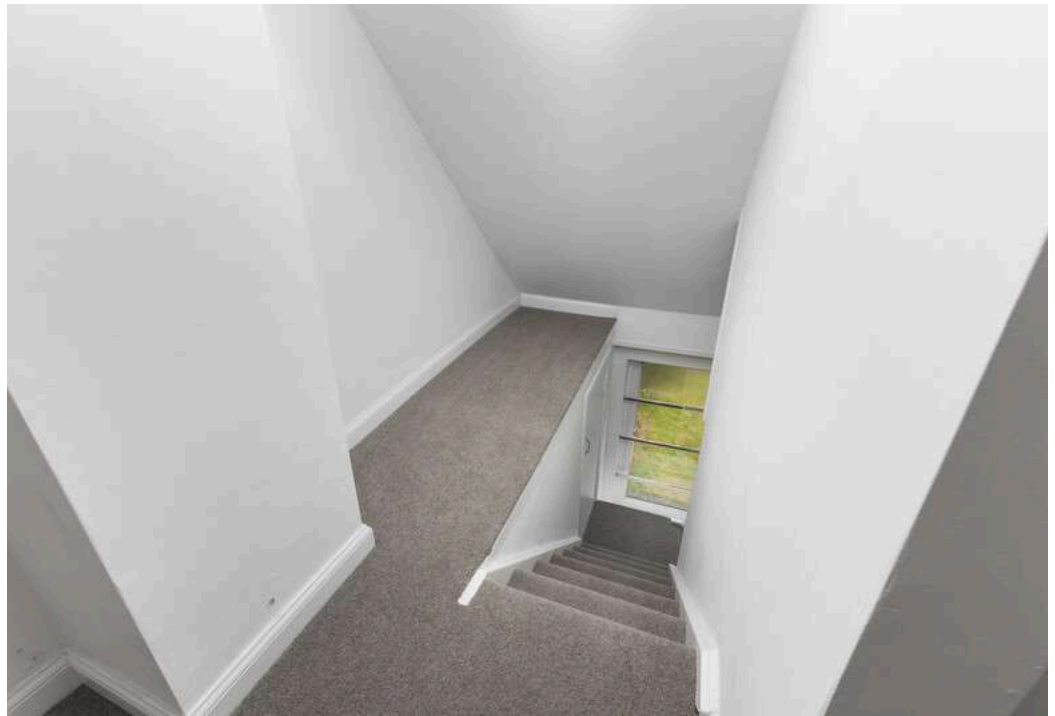
Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax - Band D







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Total Area: 109.5 m² ... 1178 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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