

COULTERS<sup>©</sup>

# 16 PINEGROVE GARDENS

BARNTON, EDINBURGH, EH4 8DA

 5 BED  3 BATH  3 PUBLIC



## TAKE A LOOK INSIDE

Set in a peaceful residential cul-de-sac in Barnton, 16 Pinegrove Gardens is a substantial five-bedroom semi-detached house offering flexible family accommodation over three levels, along with excellent outdoor space, a double garage, and generous driveway with EV charge point.

Entered via a vestibule and welcoming hallway, the ground floor features a box bay-windowed sitting room to the front and a contemporary open plan fitted kitchen with breakfast bar and spacious dining area, ideal for entertaining. This, in turn leads into a stunning Mozolowski & Murray conservatory with underfloor heating and French doors to the garden. A WC completes the ground floor.

## KEY FEATURES



Semi-detached home in small development.



Versatile layout with up to five bedrooms.



Private gardens and stunning conservatory.



Double garage and driveway.



Lovely local walks in the surrounding area.



Edinburgh Airport a short drive away.



EPC Rating - C



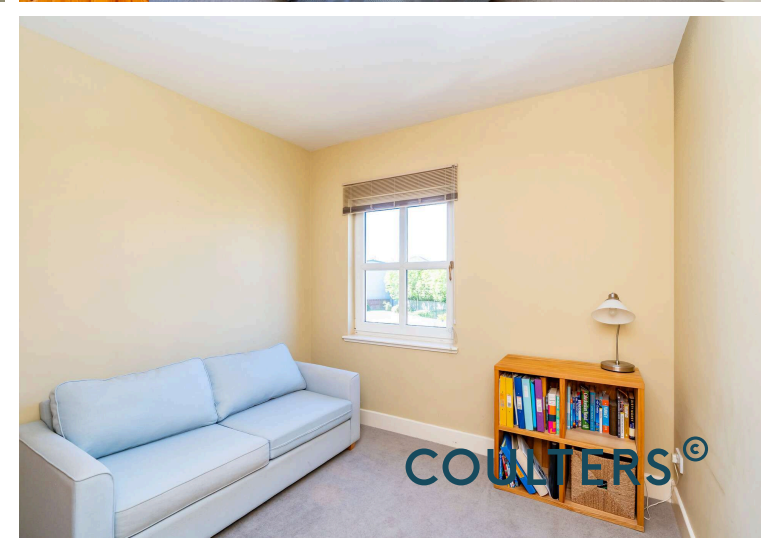
Council Tax Band - G

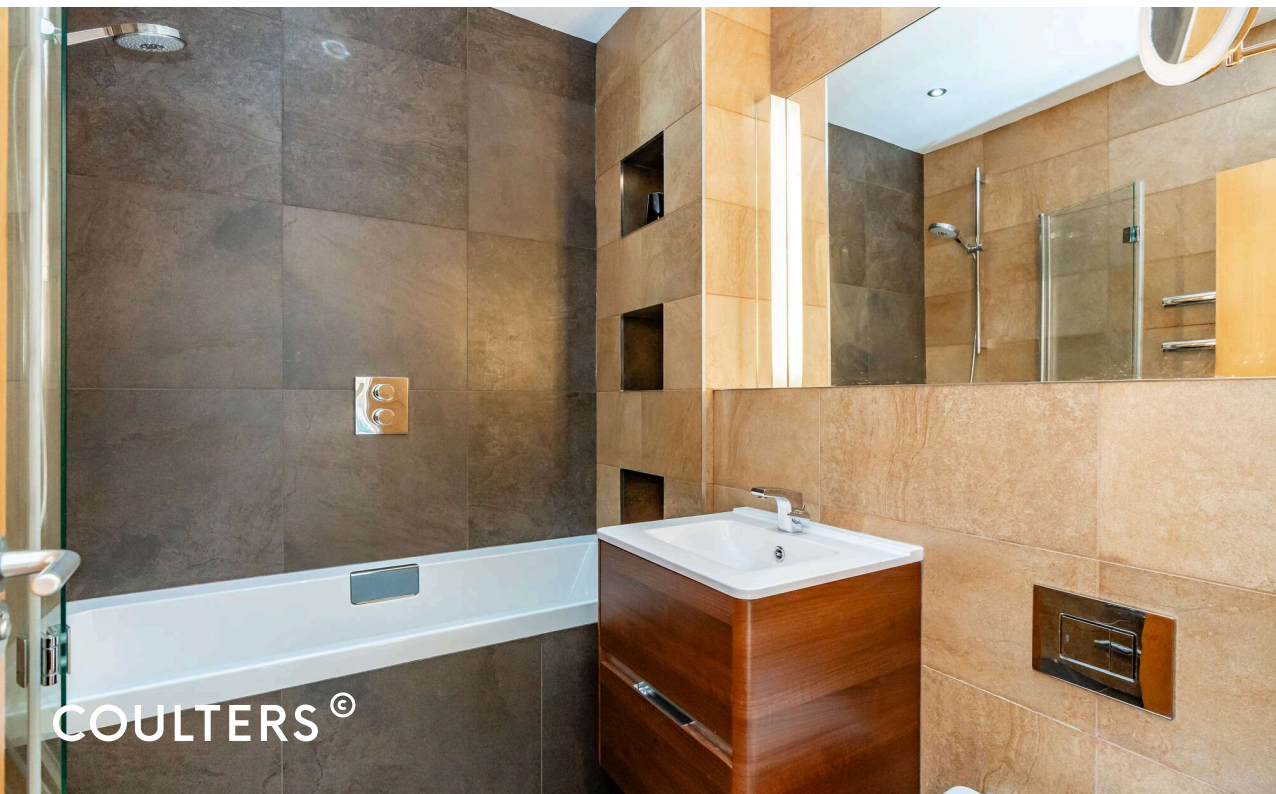


On the first floor, there are three bedrooms each with built-in wardrobes, including a particularly large double with French doors opening onto a private balcony. This room also benefits from an en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

The top floor provides two further versatile double bedrooms, one with an en suite shower room and the other which is currently used as a home office.

The rear garden, surrounded by lush greenery is very private and has a neat lawn, patio seating area and large garden shed. The double garage has an electric up-and-over door and the driveway is capable of accommodating up to four vehicles.





## THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Gardens and Corstorphine Hill. Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club. For everyday essentials, Barnton is served by convenience stores, a post office, pharmacy whilst a Starbucks and Herringbone restaurant are brand new to the area. More extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigmile Retail Park or The Gyle Shopping Centre. Well-regarded local schooling includes Clermiston Primary School and The Royal High School, and it is perfectly situated for some of Edinburgh's finest private schools. An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

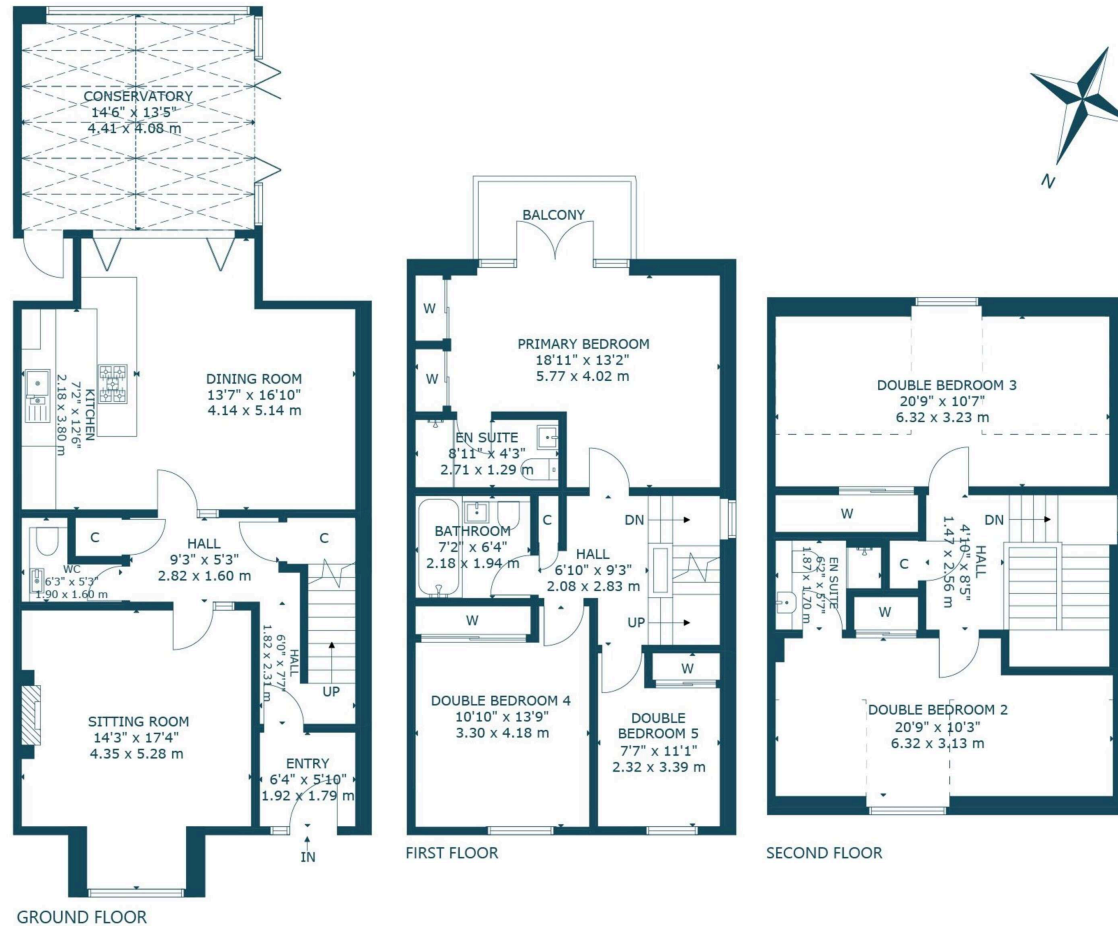
## EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.

The development is factored by James Gibb at a cost of roughly £19 per quarter.

**HOME REPORT VALUATION: £625,000**





16 PINEGROVE GARDENS, EDINBURGH, EH4 8DA  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,088 SQ FT / 194 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.