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# THE QUIK HUIK, 38 BARNTON AVENUE

BARNTON, EDINBURGH, EH4 6JL

 4 BED  2 BATH  4 PUBLIC





## TAKE A LOOK INSIDE

The Quik Huik is a rare and highly individual property, quietly situated on Barnton Avenue and enjoying a privileged position directly bordering Bruntsfield Links Golfing Society. Believed to be the only residence in existence with private gated access onto the club's first tee and clubhouse (subject to membership), this is a truly exclusive opportunity for golf enthusiasts or those seeking a unique address in one of Edinburgh's most prestigious residential pockets.

## KEY FEATURES



Highly unique maindoor garden flat.



Exceptional views over the Firth to Fife.



Direct access to 1st tee at Bruntsfield Links Golfing Society.



Delightful private garden.



Large detached garage and secure, gated driveway.



Fantastic walks and recreational facilities in the area.



EPC Rating - E



Council Tax Band - H





With its own main door, the property forms the rear portion of a large detached home now split into three dwellings. The accommodation extends to over 2,500 sq ft and, while now requiring modernisation, offers exciting potential to create a bespoke home with an adaptable footprint and exceptional outlooks. The property's elevated position affords open views across the course, with the Firth of Forth and Fife visible beyond.

At ground level, the current layout comprises: a characterful sitting room with fireplace and stone feature wall; adjoining sun room with patio doors opening directly onto the garden terrace; beautifully bright kitchen/dining room with roof lantern and large windows framing the golf course beyond; particularly spacious principal bedroom with en suite bathroom and fitted wardrobes; home office or fourth bedroom; study; handy laundry room and WC.







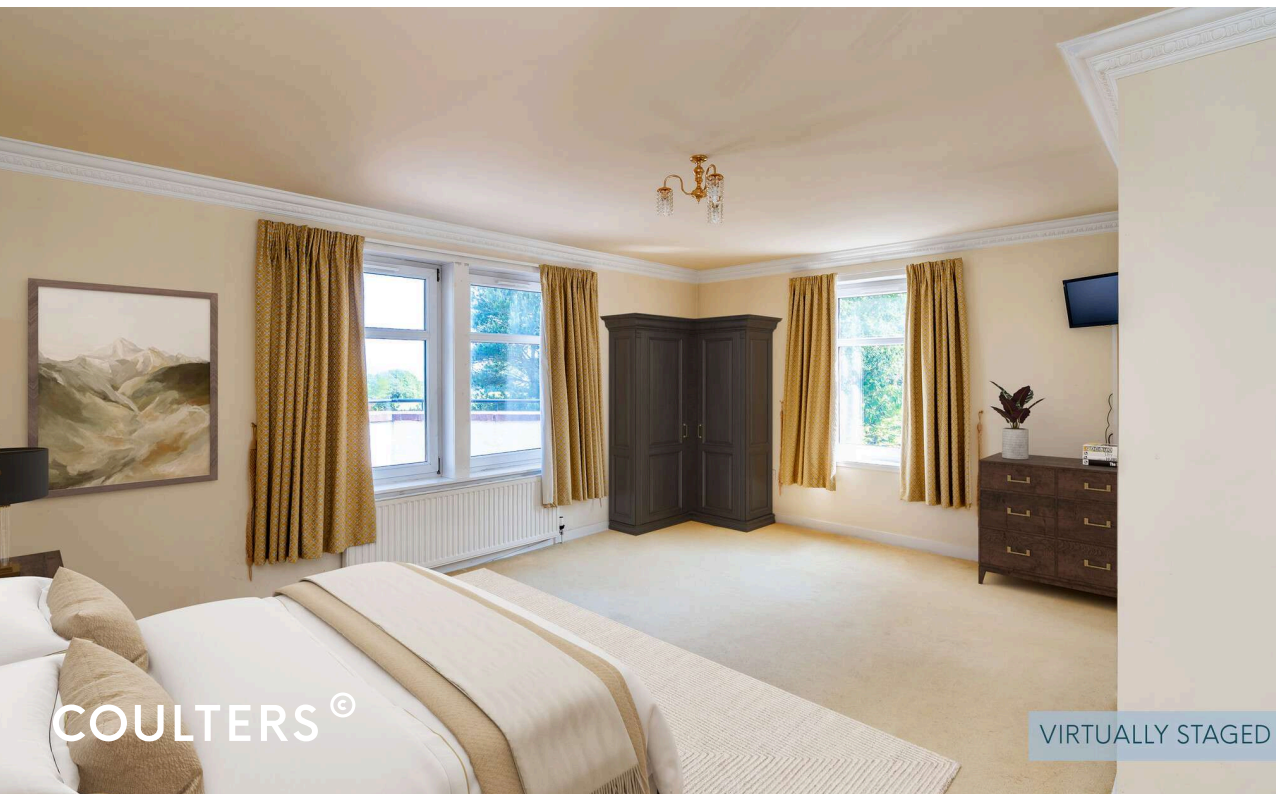
## MORE INFORMATION

Upstairs, there are two double bedrooms with the largest offering fantastic views to the rear and the third bedroom currently assuming the role of a large dressing room with built-in wardrobes and dressing table. A family bathroom and utility/kitchenette complete this level.

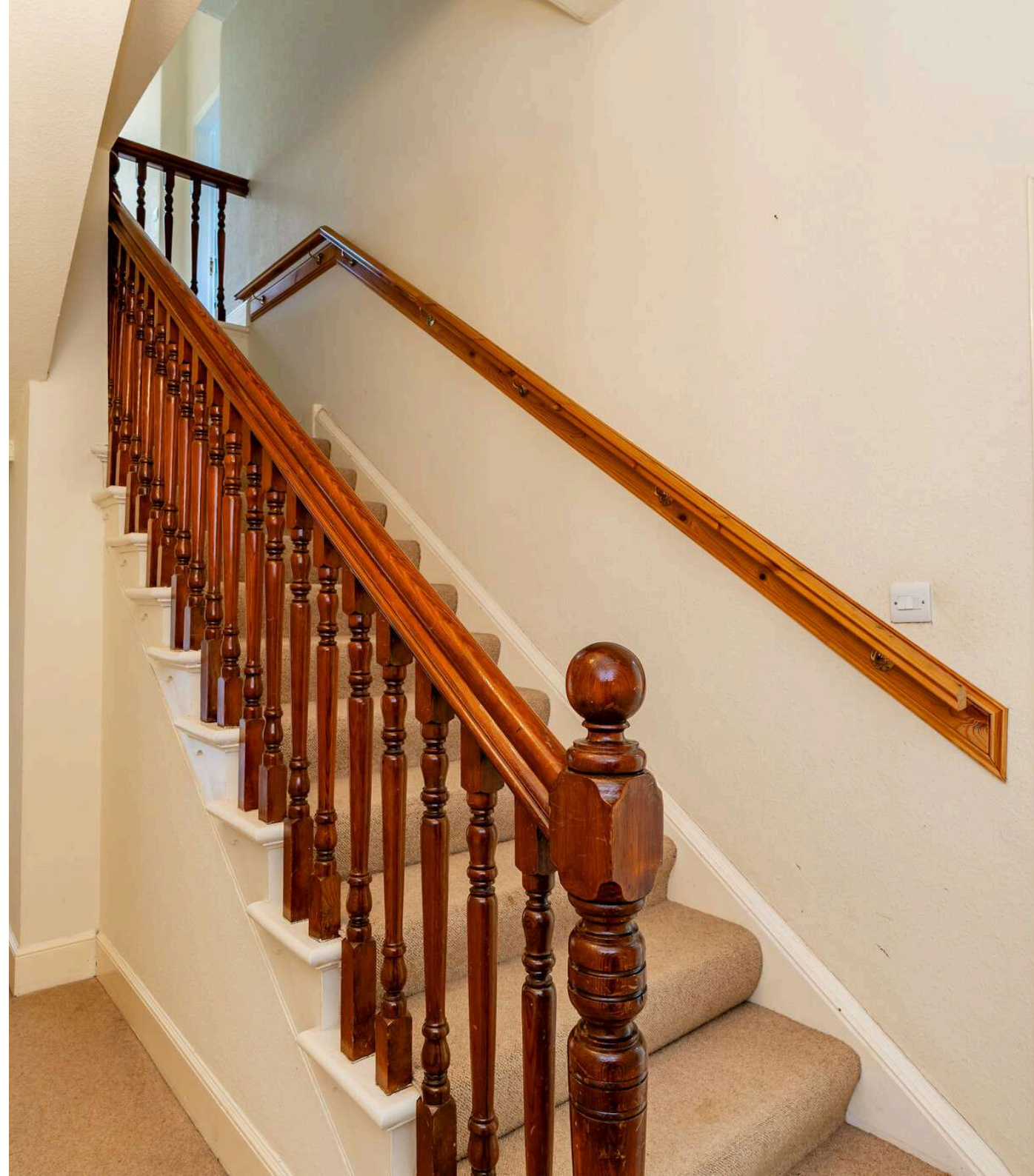
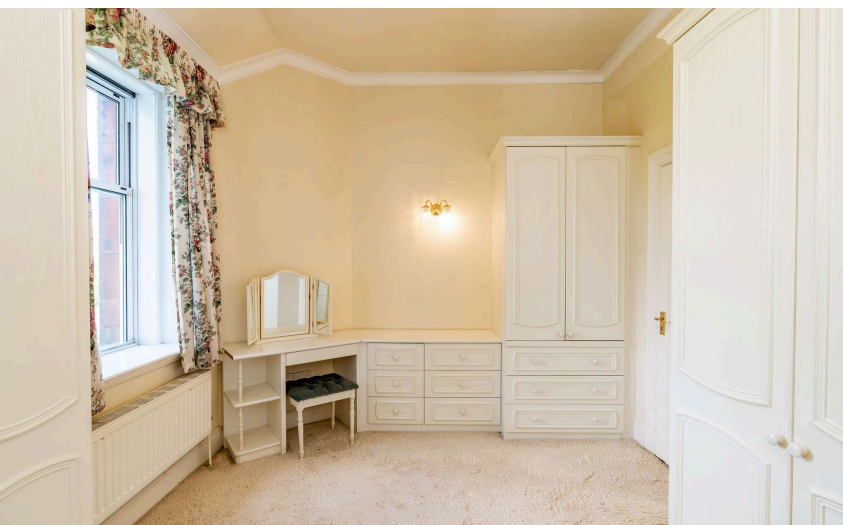
Outside, the private gardens include a lawn, established planting, deck (now requiring attention), pond and garden shed. There is also an elevated terrace which offers an unrivalled vantage point over the first tee, ideal for outdoor entertaining or simply enjoying the peaceful outlook.

A wide gated driveway with secure entry provides parking for multiple vehicles and leads to a detached garage. The garage is split with this property owning the section accessible from within the gated driveway. Further details are available upon request.

The property is fitted with gas central heating and double glazing.











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## THE LOCAL AREA

Barnton Avenue is a prestigious residential and conservation 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. 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 Craighleith 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.

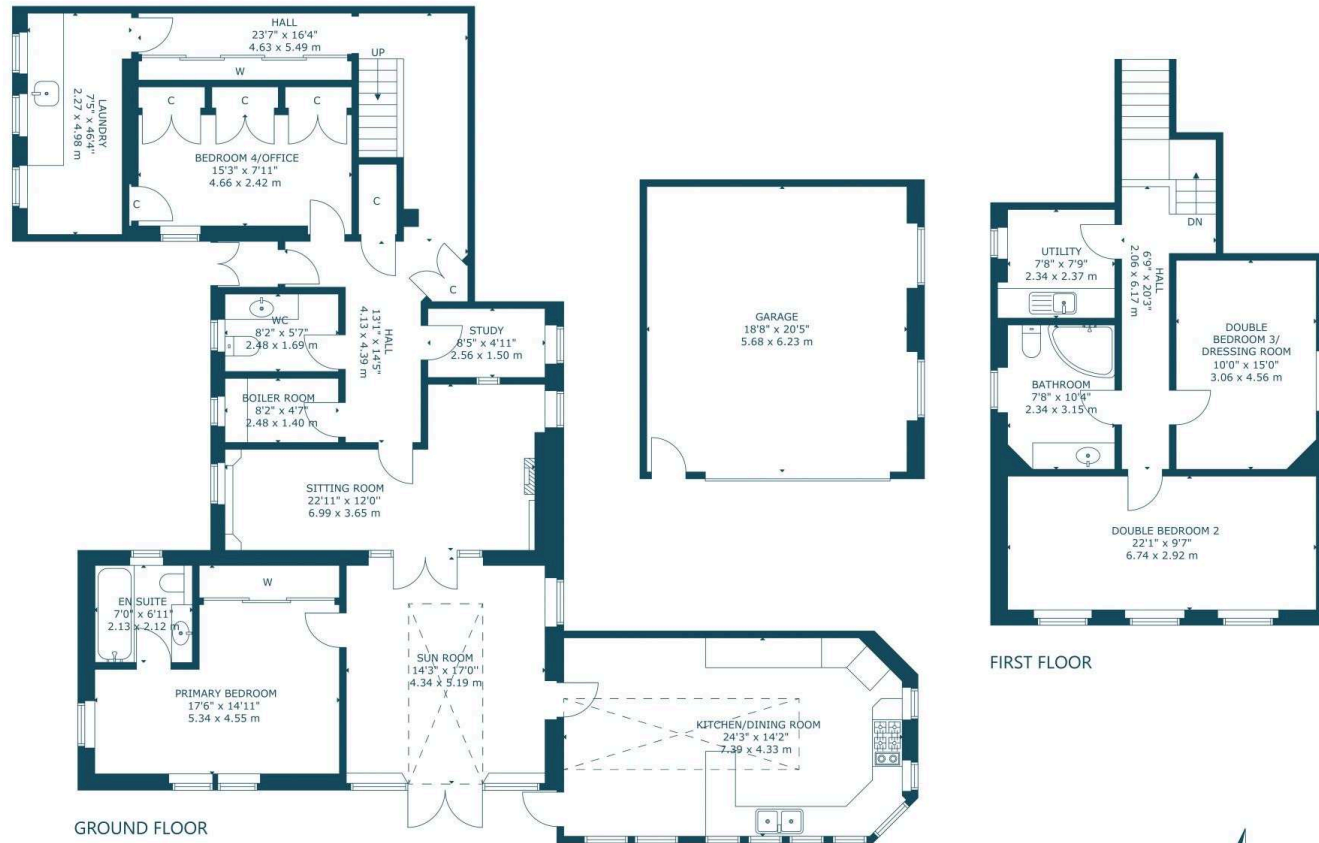
## EXTRAS

All blinds, curtains, floor coverings, light fittings and white goods included in the sale price.

Please note that some of the images have been virtually staged to illustrate the potential of this exceptional home.







THE QUIK HUIK, STANMORE, 38 BARNTON AVENUE, BARNTON, EDINBURGH, EH4 6JL  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,560 SQ FT / 237 SQ M  
 GARAGE 381 SQ FT / 35 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.