



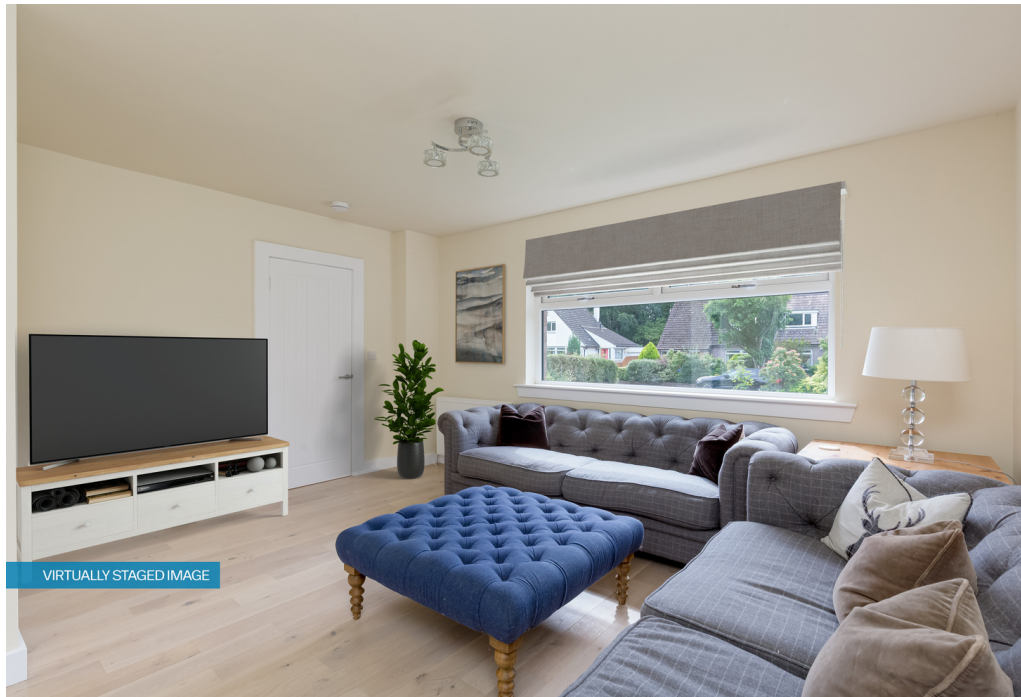
13 Barnton Park Avenue
Barnton, EH4 6ES

deans 
Solicitors & Estate Agents LLP

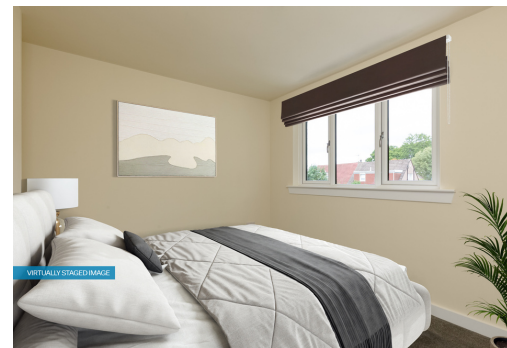
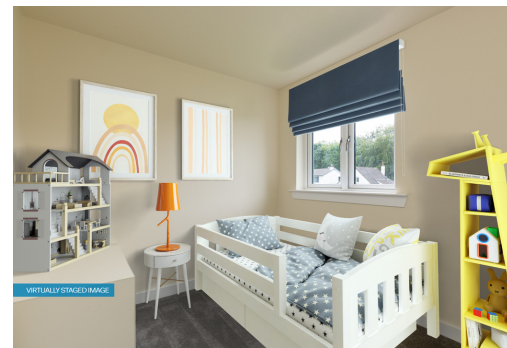


DETACHED VILLA

- Living/Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Garden Grounds
- Driveway & Single Garage
- EPC Rating - D



An exceptionally appealing detached villa situated within a quiet residential area located in the highly desirable location of Barrton. The property is close to a variety of day to day local amenities, highly regarded primary and secondary schooling and easy reach of the City Centre by way of a public transport service. All major motorway networks and Edinburgh Airport are also a short drive from the property. In move-in condition, the accommodation has been extensively upgraded by the present owners and would make an excellent family home. The accommodation comprises; welcoming entrance hall with excellent under stairs storage, attractive and spacious living/dining room with patio doors to the conservatory and well-designed contemporary kitchen with integrated appliances and door to the side of the property. Upstairs leads to three delightful double bedrooms and stylish bathroom with shower over. A feature of this property has to be the large well-maintained garden grounds with the rear garden being fully enclosed. There is a long driveway providing off-street parking for approx. 3 cars and leads to the single detached garage. Full planning has also been approved for a large single floor extension to the front and side of the property. Further benefits include gas central heating (5 year boiler warranty) and double glazing (10 year guarantee on all windows and doors.) Included in the sale are all fitted floor coverings, oven, hob, fridge-freezer, washing machine, dishwasher and light shades. All kitchen appliances included in the sale are brand new. All items included in the sale are sold as seen, with no warranty provided by the seller. Please note that some images have been virtually staged for illustrative purposes.



Barnton Park Avenue, EH4 6ES



Approx. Gross Internal Area

1011 Sq Ft - 93.92 Sq M

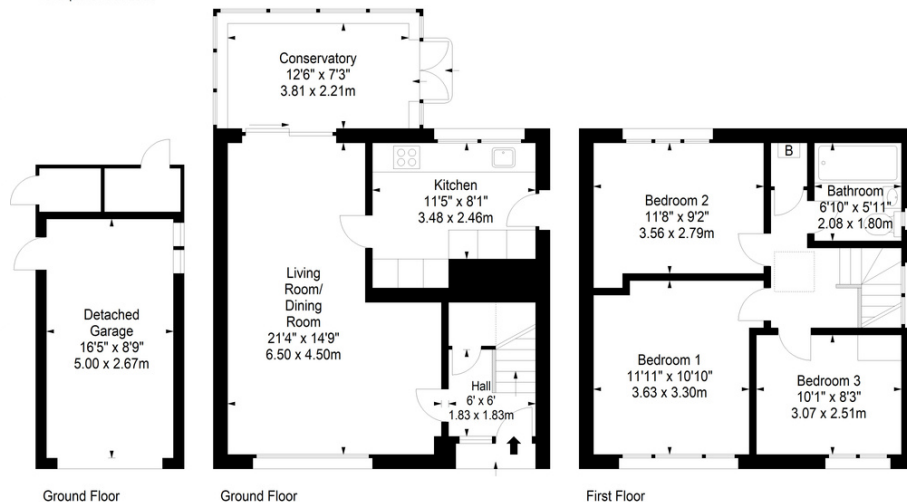
Detached Garage

Approx. Gross Internal Area

178 Sq Ft - 16.54 Sq M

For identification only. Not to scale.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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