



ESSEX ROAD

Barnton, Edinburgh, EH4



A SUBSTANTIAL FAMILY HOME OFFERING
FLEXIBLE ACCOMMODATION AND
EXCEPTIONAL LIVING SPACE.

		
6	5	6
		EPC
Double		C

Local Authority: The City of Edinburgh Council
Council Tax band: H
Tenure: Freehold

Offers Over: £1,250,000



DESCRIPTION

Accessed via private electric gates, this family home occupies a generous and secluded plot within one of Barnton's most desirable residential settings. A substantial driveway provides parking for multiple vehicles and leads to an integrated double garage, while beautifully maintained gardens wrap around the property, creating a wonderful sense of privacy and tranquillity.

The accommodation is exceptionally versatile and extends to over 4,000 square feet, perfectly suited to modern family living. A welcoming vestibule and reception hall provide an impressive introduction to the home and lead to a series of well-proportioned reception spaces.

The ground floor sitting room is a particularly impressive room, benefitting from excellent natural light and direct access to the rear garden. Double doors connect the sitting room to the formal dining room, creating an ideal arrangement for both everyday family life and larger-scale entertaining.

The kitchen/breakfast room forms the heart of the home and is complemented by a separate utility room. Adjoining the kitchen is a high-quality Mozolowski & Murray conservatory, a bright and inviting space from which to enjoy views over the gardens throughout the year.

A charming snug provides an additional reception room and is ideal as a family room, television room or informal sitting area. Adjacent to the snug is a ground-floor double bedroom and shower room, creating a self-contained guest suite that is perfectly suited to visiting family, older relatives or multi-generational living. A cloakroom WC and excellent storage complete the ground floor accommodation.



The first floor offers further extensive living space centred around a magnificent 19-foot drawing room, a wonderfully bright room enhanced by two Juliet balconies overlooking the front gardens. A dedicated study provides an excellent home-working environment.

The bedroom accommodation is particularly impressive, comprising five further double bedrooms. The principal suite enjoys a luxurious en suite bathroom, an outstanding dressing room and its own Juliet balcony. Two additional bedrooms benefit from en suite shower rooms, while the remaining bedrooms are served by a well-appointed family bathroom.

Further enhancing the property's appeal is a substantial detached leisure wing, comprising a large games room and separate gymnasium, this highly adaptable space offers endless possibilities and could be utilised for recreation, fitness, home working, hobbies or additional accommodation, subject to requirements.



Externally, the mature gardens have been thoughtfully landscaped and enjoy a high degree of privacy. Expanses of lawn are complemented by a number of seating areas and terraces, providing excellent spaces for outdoor entertaining, family gatherings and al fresco dining. Rarely does a home combine such generous proportions, flexible accommodation and private surround.



LOCATION

Barnton is one of Edinburgh’s most established and desirable residential districts, renowned for its peaceful setting, excellent local amenities and convenient access to both the city centre and surrounding countryside. Situated to the north-west of the city, the area is particularly popular with families thanks to its selection of highly regarded schools, abundance of green space and strong sense of community.

Essex Road occupies a prime position within the heart of Barnton, surrounded by a variety of substantial family homes and mature landscaping. Day-to-day amenities can be found nearby at David Lloyd, The Gyle Shopping Centre and Craigleith Retail Park, while a wider range of shopping, dining and cultural attractions are readily accessible in Edinburgh’s city centre.

The area is exceptionally well served by both the state and private sectors, with excellent schooling available nearby including The Royal High School, Cargilfield School, Fettes College, Erskine Stewart’s Melville Schools and St George’s School for Girls.

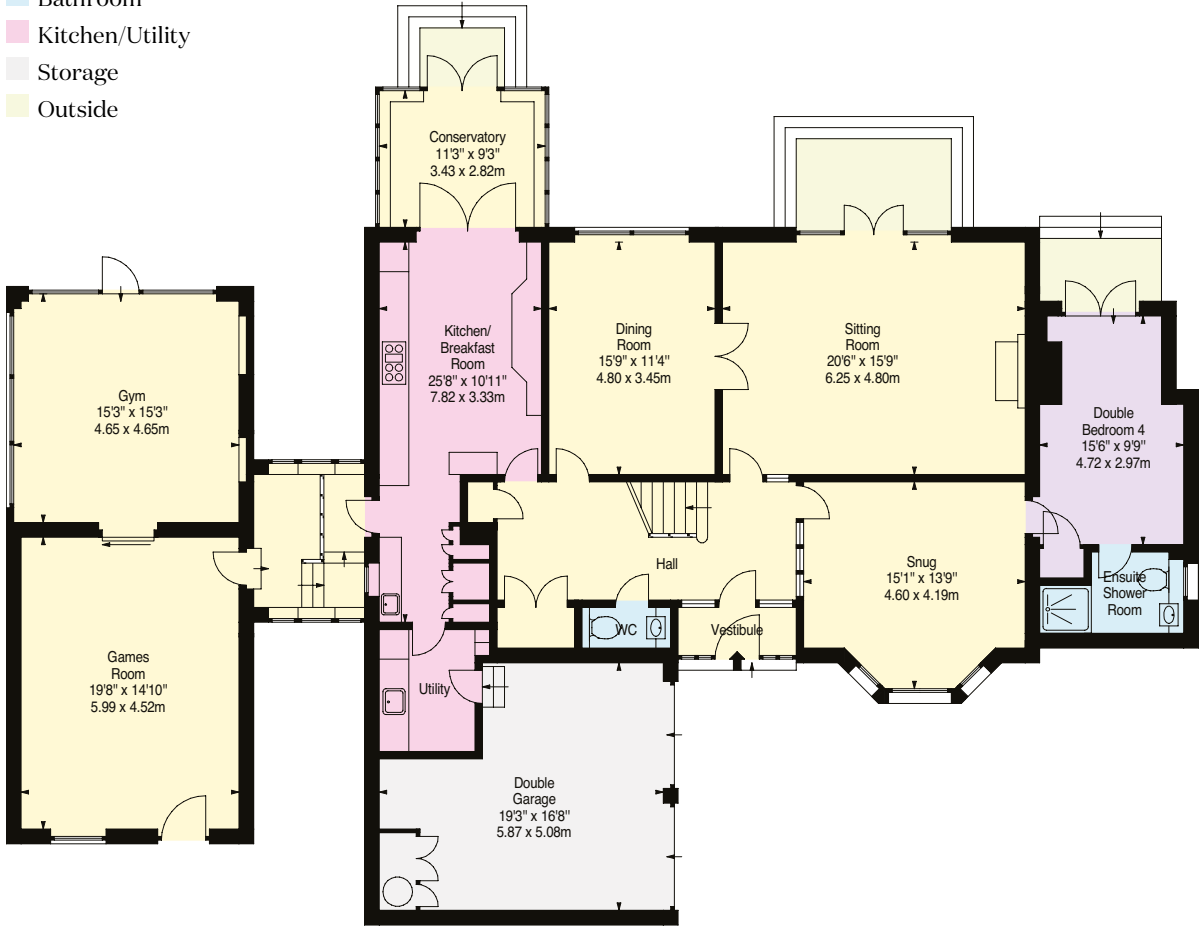
For those who enjoy outdoor pursuits, the property is ideally positioned for access to The Royal Burgess Golfing Society, Bruntsfield Links Golfing Society and Murrayfield Golf Club, together with the picturesque walking and cycling routes at Cramond, the River Almond and Edinburgh’s extensive waterfront.

The location is also particularly convenient for commuters, with regular bus services connecting to the city centre, whilst Edinburgh Airport, the City Bypass, Queensferry Crossing and Scotland’s central motorway network are all easily accessible.

Combining generous family accommodation with an enviable setting, Essex Road offers a rare opportunity to acquire a substantial detached home in one of Edinburgh’s most sought-after residential addresses.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

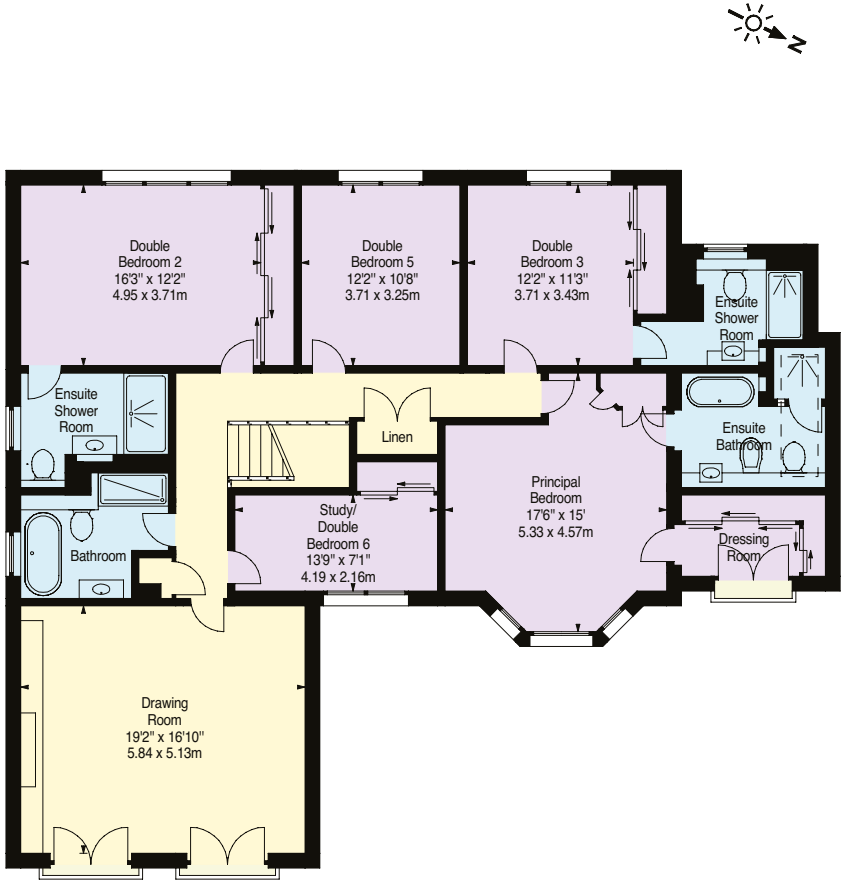


Ground Floor

Approximate Gross Internal Area = 4047 Sq Ft - 375.97 Sq M
Double Garage: 284 Sq Ft - 26.38 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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First Floor

We would be delighted
to tell you more.

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