



13 Barnton Park View
Barnton, EH4 6HH

deans 
Solicitors & Estate Agents LLP



SEMI DETACHED VILLA

- Sitting Room
- Dining Kitchen
- Three Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway & Single Garage
- EPC Rating - C



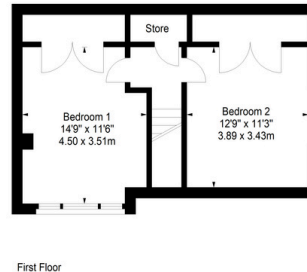
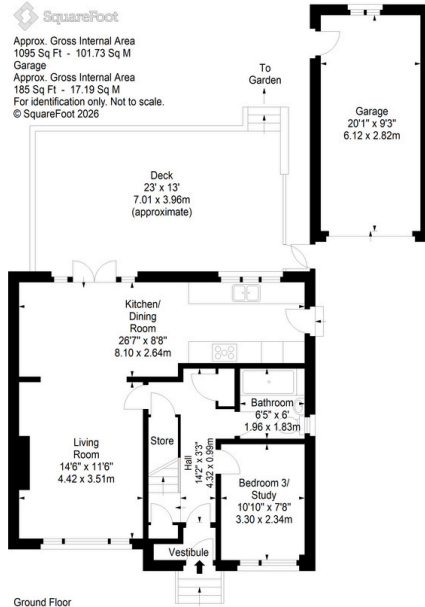
Quietly positioned, this stylish presented semi detached villa forms part of a highly desirable area in the sought after location of Barton. The property is a stone's throw from The Royal Burgess Golf Course with local day to day requirements available nearby. Further specialised shopping can be found at the Gyle Shopping Centre which is a short drive away. Excellently located for access to all major motorway networks, Edinburgh Airport and the City Centre. In move-in condition, the accommodation would make an ideal family home and comprises; welcoming entrance hallway, attractive sitting room partially open plan to the stylish dining kitchen with French doors to the garden, three delightful double bedrooms (one located on the ground floor) and modern bathroom with shower. There are private gardens to the front and south facing fully enclosed rear garden with decked patio area. A driveway provides off-street parking leading to the single detached garage. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, dishwasher, light shades and electric charging port. All appliances included in the sale are sold as seen with no warranty provided.



Barnton Park View,
Edinburgh,
Midlothian, EH4 6HH



Approx. Gross Internal Area
1035 Sq Ft - 101.73 Sq M
Garage
Approx. Gross Internal Area
185 Sq Ft - 17.19 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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