



3 Blackthorn Court  
BARNTON | EDINBURGH | EH4 8BL

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Well presented and spacious three-bedroom detached home, peacefully situated in the sought-after Barnton area of Edinburgh, west of the city centre.

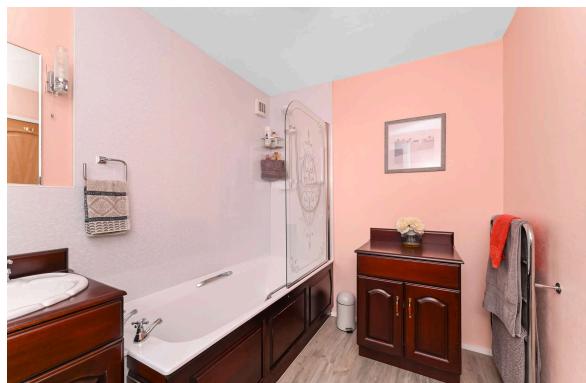
This fantastic property offers well-planned and flexible accommodation over two levels and will hold immense appeal to those looking for a family home within reach of Edinburgh's city centre. On the ground floor, the spacious living/dining room is flooded with natural light. The separate kitchen is also of a good size, and off this lies a dining area from which patio doors open to the private, south-facing front garden which has been well maintained and will be ideal for enjoying the best of the summer weather. A bathroom completes the accommodation on this level.

Upstairs the principal bedroom is of an excellent size and boasts a charming ensuite shower room. The two further bedrooms both benefit from integral wardrobe storage, and either room has the flexibility to be alternatively employed as a home office, study or gym giving the property a good degree of flexibility.

Excellent local amenities include Royal Burgess Golfing Society and Drumbrae Leisure Centre, and the property is conveniently located to offer easy access to public transport links. Early viewing is essential to appreciate everything that this outstanding home has to offer.

- Three-bedroom detached family home
- Spacious living/dining room
- Kitchen
- Bathroom
- Principal bedroom with ensuite
- Two further double bedrooms
- Ample storage throughout
- South facing front garden
- Garage
- Driveway

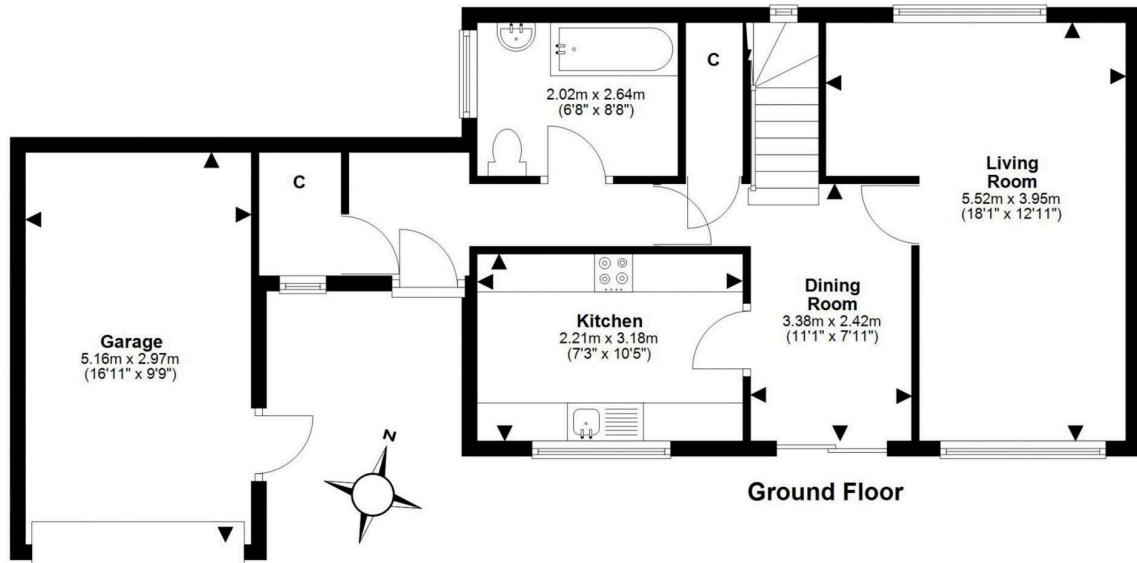
**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



Barnton has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. The area has a great mix of grand traditional homes set alongside architect designed modern houses. Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club. Sitting on Whitehouse Road, close to its junction with Queensferry Road, is a row of shops including a gift/coffee shop, Co-op, chemist and post office. Schooling is well represented from nursery to senior level. A short drive away lies Cramond which has a lovely beach and an historic Kirk. The Gyle Centre has a great selection of shops and is only a short journey away, whilst a large Sainsbury's Supermarket and other major stores are located at nearby Craigleath Retail Park. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and The Forth Road Bridge. Edinburgh's City Centre is easily accessible via a regular bus service.

Energy rating F, Council tax band E. Trinity Factors maintain the garden areas throughout the estate. Cost approximately £240 per annum  
Extras included in this sale will be all light fittings, towel rails, curtain rails, dishwasher, washing machine, fridge freezer, double oven, and induction hob.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.