



4 Drum Brae North

Barnton, Edinburgh, EH4 8AS

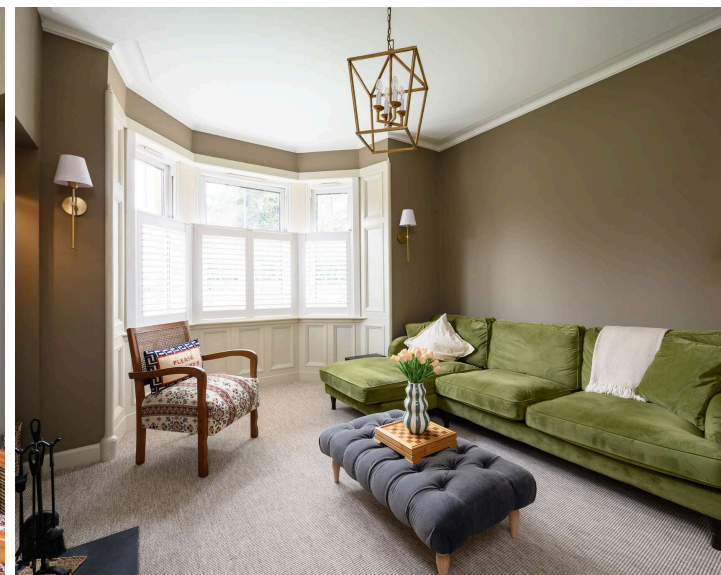
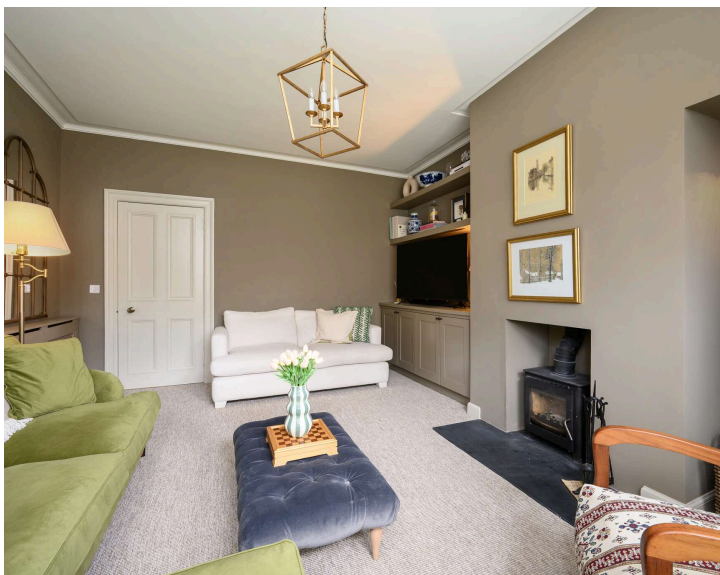


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Exceptional detached family home finished to an impeccable standard

- Bay windowed sitting room
- Living/dining/kitchen
- 5 Double bedrooms
- Bathroom with 4-piece suite
- Stylish shower room
- Utility room & boot room
- Private front & rear gardens
- Single garage & driveway
- Gas central heating & double glazing



Offers Over:

£660,000



Further information can be found in the home report.

🏠 About the Property

Set within a highly sought-after residential area of Barnton, this exceptional detached family home has been sympathetically extended and upgraded to create stylish, beautifully presented accommodation extending to approximately 2,370 sq ft. Finished to a high specification throughout, the property combines generous proportions with contemporary interiors in true move-in condition.

The heart of the home is an impressive open-plan living/dining/kitchen, creating a superb area for modern family living and entertaining. The kitchen has been finished to an excellent standard with quality fittings, integrated appliances and a central island, while large windows and doors provide an abundance of natural light. A separate sitting room offers an elegant additional reception space, and the ground floor further benefits from a utility room, boot room and excellent storage.





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The property offers five well-proportioned double bedrooms arranged over the two levels, along with stylish modern bathroom facilities.

Externally, there are private landscaped gardens, a driveway providing ample off-street parking and an single garage. Further benefits include gas central heating and double glazing.

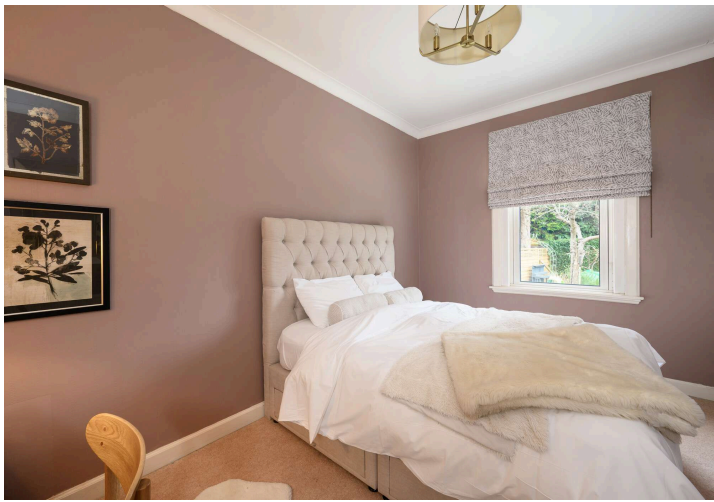
Ideally positioned for excellent local amenities, schooling and transport links, this outstanding home is perfectly suited to modern family living.



+ Extras

All fitted carpets and floor coverings, hob, double oven, fridge, freezer, washing machine, dishwasher and some blinds & light fittings. Additional items may be available to purchase by separate negotiation.

The following items are excluded; blinds within the principal bedroom, bedroom 5 and kitchen and the light fittings in the sitting room and bedrooms 4 and 5.



📍 Location

Barnton is a quiet and highly sought-after residential area, set amidst attractive open countryside while remaining conveniently close to Edinburgh city centre.

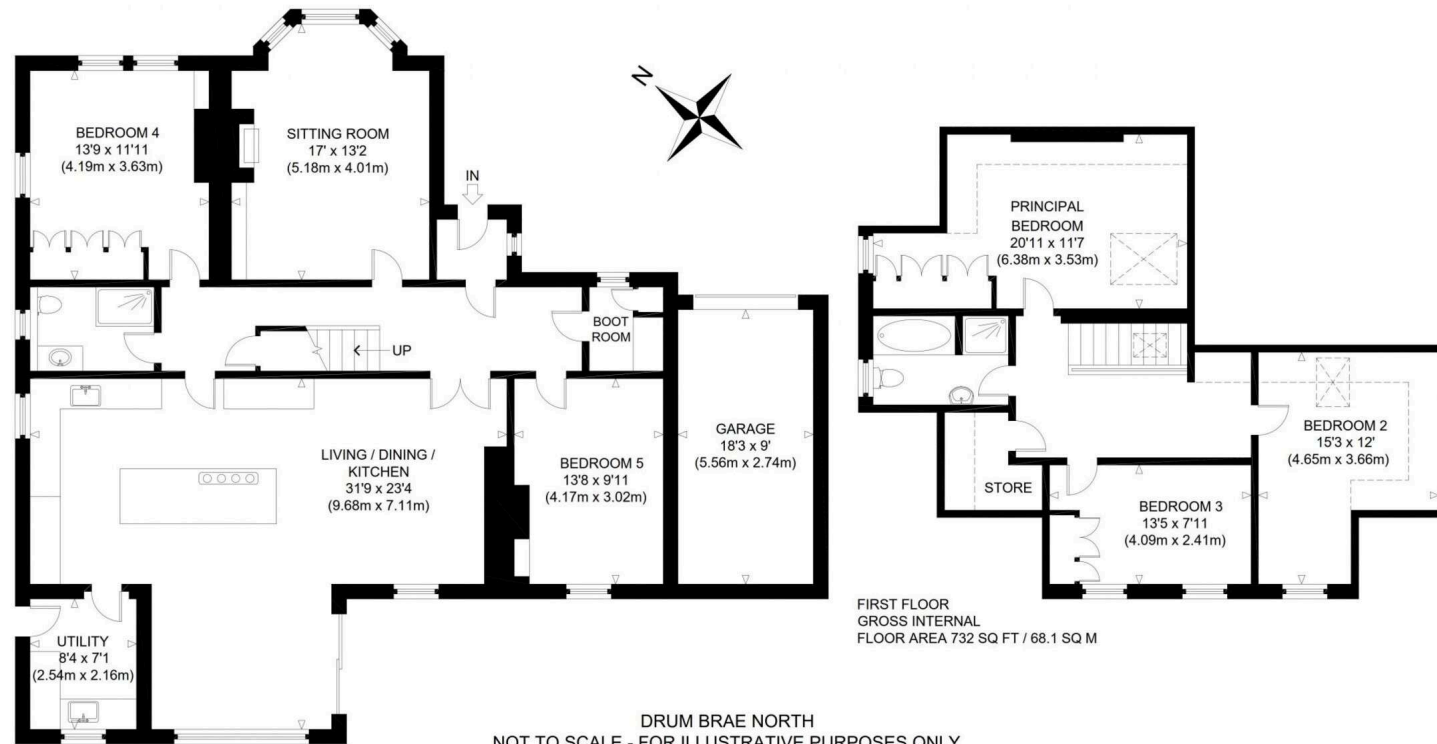
A range of local shops and amenities are available nearby, with more extensive retail options at The Gyle, Hermiston Gait, and Craighleith Retail Park, all within easy reach.

The area offers an excellent selection of leisure and outdoor pursuits, including scenic walks along the River Almond leading to the historic village of Cramond and its beachfront promenade. There are several renowned golf courses nearby, including The Royal Burgess and Bruntsfield Links, while sailing facilities can be enjoyed at both Cramond and South Queensferry.

Barnton is particularly well connected, with regular bus services providing easy access to the city centre. The City Bypass and M8 motorway are also close at hand, offering convenient links to Edinburgh International Airport, the Queensferry Crossing, and Scotland's central motorway network. The area is also well served by a selection of highly regarded schools in both the state and private sectors.



Floor Plan





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