



Fixed Price

**£215,000**

## 23 Parkgrove Loan

Barnton | Edinburgh | EH4 7QX

This main door ground-floor flat presents an excellent opportunity for a wide range of buyers, including first-time purchasers, downsizers, and investors. Ideally positioned in a popular and well-established area, the property benefits from a convenient location that offers easy access to major commuter routes, making travel in and out of the city simple and efficient. In addition, a well-connected public transport network is close at hand, providing regular services to the city centre and surrounding areas. The combination of accessibility, versatility, and a sought-after setting makes this a highly appealing property for those seeking comfort and convenience.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The property features a generously sized open-plan living and dining area, filled with natural light and offering a comfortable setting for both everyday living and hosting guests. The adjoining kitchen, positioned to enjoy a sunny aspect, provides a practical layout with ample storage and workspace, making it a functional hub of the home. The main bedroom offers a peaceful retreat, complete with built-in wardrobes and a private en-suite shower room. The second bedroom, benefiting from a desirable south-facing outlook, is a flexible space well-suited for use as a guest room, nursery, or home office. A well-proportioned family bathroom with contemporary fittings completes the interior.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Outside, residents benefit from access to neatly maintained shared garden grounds, along with the convenience of an allocated parking space.

## Factors

The maintenance of the block and communal areas is managed by Charles White at a cost of £55 per month which includes building insurance also.

## Viewing

Please contact Neilsons on 0131 625 2222.





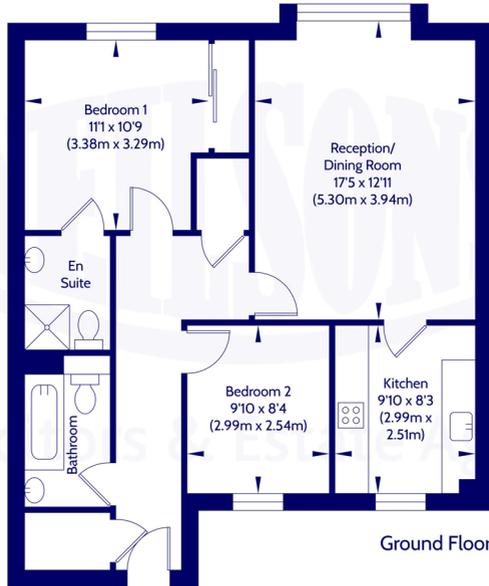
## Location

Barnton is a highly sought-after residential area located on the northwestern edge of Edinburgh, offering a perfect balance of suburban tranquillity and excellent connectivity. The city centre, including Princes Street, is just under four miles away and easily reached via regular public transport links. In the opposite direction, the city bypass, major motorway routes, and Edinburgh International Airport are all within a short drive, making this an ideal location for commuters and frequent travellers. Nearby Corstorphine is home to one of Edinburgh's most comprehensive suburban shopping areas, with the Gyle Shopping Centre and Hermiston Gait retail park also close at hand. A range of independent shops and well-known high street brands are represented, alongside large supermarkets including Marks & Spencer, Tesco, Morrisons, and Sainsbury's. Edinburgh Business Park and the RBS headquarters at Gogar are easily accessible, further adding to the area's convenience. Drum Brae also offers a fantastic selection of leisure and recreational facilities. Residents can enjoy local cafes, restaurants, golf courses, a casino, and a David Lloyd Leisure Club, along with the nearby Drum Brae Leisure Centre and Swimming Pool. The area is rich in green spaces, including Cammo Estate, Corstorphine Hill, and the scenic Cramond shoreline—ideal for walks, cycling, and outdoor activities. There are also several access points to the city's extensive cycle path network. Local schooling is well-regarded, with schools in the area enjoying an excellent academic reputation. Daily essentials are within easy reach too, with a doctor's surgery, pharmacy, and local shops all just a five-minute walk from most parts of the neighbourhood.





Approx. Gross Internal Floor Area 69.16 Sq M / 744 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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