










Offers Over

**£540,000**

## 594 Queensferry Road

Barnton | Edinburgh | EH4 6AT

A most appealing stone built double fronted detached bungalow, resting on a generous mature garden and enjoying a popular high amenity location in Edinburgh's desirable Barnton area.

-  5 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Garden
-  EPC rating – D
-  Council tax band - G



## Description

This spacious and well-presented bungalow, a much-loved family home for years, would now benefit from upgrading and modernisation. The property offers a superb opportunity to create a flexible individually designed home within easy reach of Edinburgh city centre, Fife and Glasgow.

A grand hallway with beautiful timber panelling and central skylight gives access to all further accommodation with the ground floor comprising; a comfortable rear facing reception room with high ceilings, focal fireplace, garden access and a pleasant leafy outlook, a spacious and versatile bay fronted dining room with ornate stained glass, coving and fireplace, a well-equipped kitchen with attractive cornice work, a variety of base and wall units and views over the rear garden. A utility room is located just off the kitchen and features a clothes pulley, sink and built-in storage. The ground floor continues with a generous principal bedroom complete with bay window, a further good sized double bedroom with shower and sink, a single bedroom and a family bathroom which is brimming with potential and comprises a four-piece white suite, shower attachment and splash tiling.



The property concludes on the upper floor with a hallway giving access to excellent eaves storage, a spacious double bedroom with a lovely open outlook, and a versatile office/fifth bedroom.

## Extras

The property will be sold as seen with all fixtures, curtains, light fittings, integrated appliances and white goods.

## Gardens and Parking

To the front of the property, an extensive driveway bordered by mature hedging, provides ample off-street parking. A single garage features doors at both ends, allowing vehicles to pass through to an additional parking space at the rear. To the rear of the house is a generous lawned garden bordered by beautiful mature trees, shrubs and flowering bushes. The greenhouse and any additional outbuildings will be included.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The highly regarded residential district of Barnton lies to the north-west of Edinburgh city centre, bordered by the River Almond and the Cammo Estate, both offering attractive walking routes and open green space. Local amenities are within easy walking distance including a Scotmid, Tesco Express, pharmacy, post office and bakery, Cook food store, Starbucks and Café Nero coffee shops and the buzzy Herringbone restaurant, with a broader selection of retail and leisure facilities found within a short drive at The Gyle Shopping Centre, Craigleith Retail Park, Hermiston Gait and Corstorphine. The area is particularly convenient for commuters, with regular public transport links to the city centre and surrounding districts. The City Bypass, providing access to the national motorway network, along with the Queensferry Crossing and Edinburgh International Airport, are all easily accessible. Well-regarded schooling is available locally at all levels, with the house falling within the catchment area for Cramond Primary School and The Royal High Secondary School. A wide range of leisure and recreational opportunities are nearby, including The Royal Burgess and Bruntsfield golf courses, water sports at Cramond and South Queensferry and coastal walks along the Cramond and Silverknowes foreshore.





Approx. Gross Internal Floor Area 156 Sq M / 1675 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.



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