










48 Parkgrove Drive

Barnton | Edinburgh | EH4 7QG

This attractive, beautifully presented main door double upper villa with private garden and driveway providing off-street parking, offers fantastic sized accommodation. The property is quietly situated within the ever-popular Barnton district, with local amenities and transport links at hand.

-  4 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Private gardens
-  Driveway
-  EPC rating – C
-  Council tax band - E



Description

In brief the accommodation comprises; stairs leading to welcoming entrance hallway, generously proportioned and bright bay-windowed reception/dining room, modern fitted kitchen with breakfast bar with ample wall and floor mounted units, light and airy dual-aspect principal bedroom with lovely open views, fitted storage and contemporary en-suite shower room, three further well proportioned bedrooms and modern family bathroom with bath and separate shower enclosure. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated oven/hob and integrated washing machine.

Gardens & Driveway

To the front of the property lies a long driveway providing off-street parking for up to two cars. A gate provides access to the private garden located to the side of the property which then leads to the beautifully maintained private garden to the rear, this is mainly laid to lawn with an area of patio, the ideal space for outside dining/relaxing. The garden shed and summerhouse will also be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

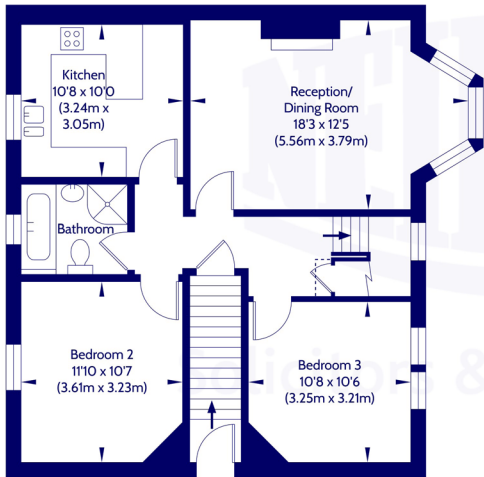
The property is situated in a prime residential area of Barnton which is well served by local retailers including a Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait, Davidson's Mains and Corstorphine. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Queensferry Crossing are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



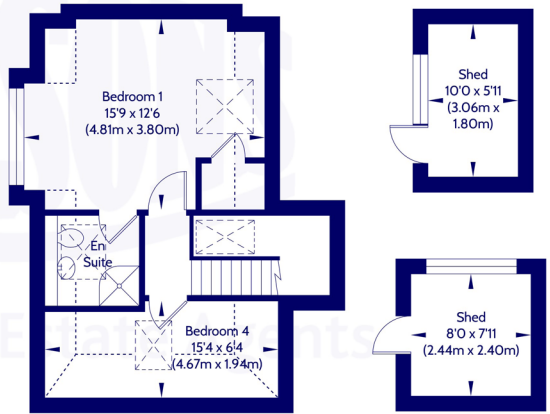


Approx. Gross Internal Floor Area 100 Sq M / 1069 Sq Ft.

1st Floor



2nd Floor



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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