



CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS

3
Southbank
Easter Park Drive
EH4 6SG





Connell & Connell are delighted to present to the market this spacious and flexible 4-bedroom end of terraced house over two floors with double integral garage situated in a peaceful well-kept established development in the popular residential area of Barnton.

Ground Floor: Entrance vestibule, hallway with storage cupboards and access to the integral garage; bedroom 4/ family room with sliding doors onto a private patio, ground floor bedroom with built in storage and a family bathroom fitted with a four-piece suite and vanity cupboards. Half landing with storage cupboards.

First Floor: Spacious lounge with double doors through to the connecting dining room; Kitchen fitted with a range of base and wall mounted units, integrated electric hob and oven. Integrated appliances and space for breakfast table.

Principal bedroom with built in wardrobes and en-suite shower room. There are two further double bedrooms both with built in storage. A two-piece WC accessed from the landing completes the accommodation on offer.

The property has the benefit of gas central heating, double glazing,, large integral garage with electric garage door and well-maintained communal grounds.



3/4



3



2/3







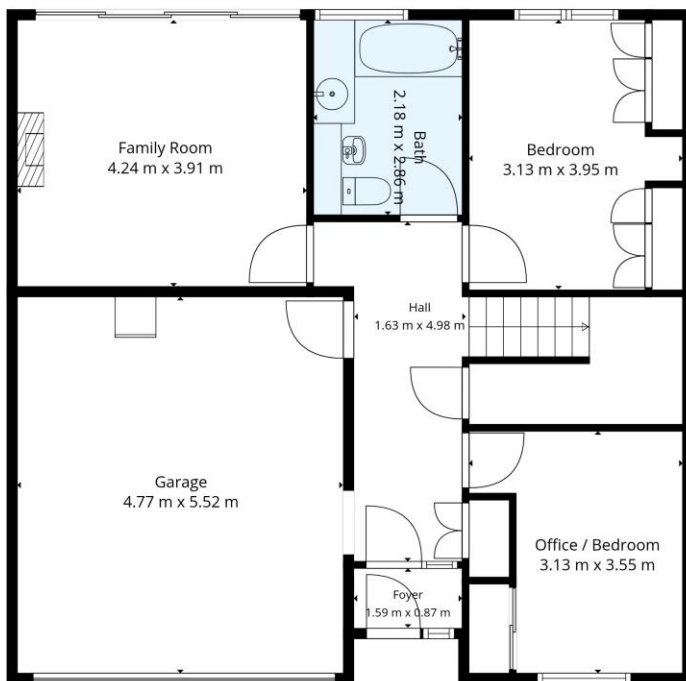




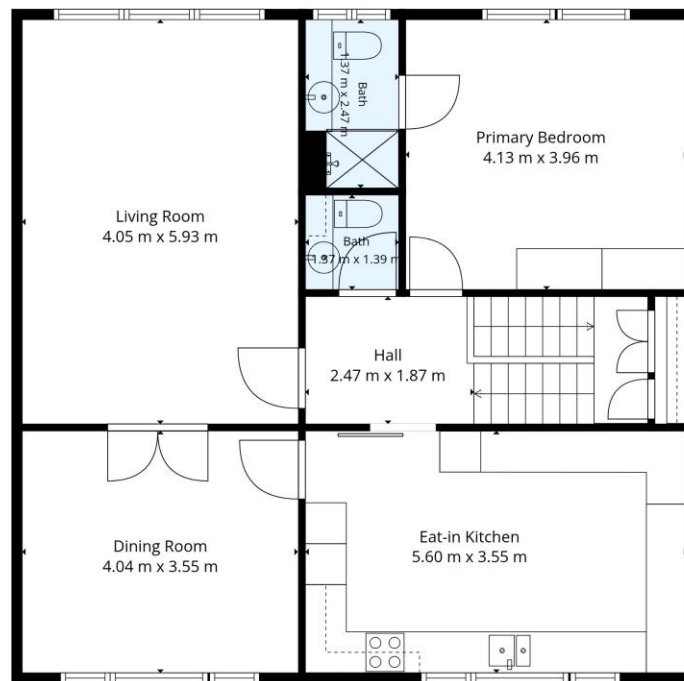
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Ground Floor



First Floor

Southbank is part of a mature modern development quietly situated to the west of the City Centre in the popular residential area of Barnton and adjacent to the Bruntsfield Links Golf Club. The area boasts a host of local amenities in Davidsons Mains, with further shopping to be found at the Gyle Shopping Centre. Leisure and recreational facilities include Barnton Tennis Club, Gyle Park, David Lloyd and Drum Brae leisure centres. Pleasant walks can be enjoyed up Corstorphine Hill with great views across the city and also on the seafront at the picturesque village of Cramond with its wonderful coastal atmosphere. Local schooling is well represented in both the private and public sectors at both primary and secondary level. Local buses run regularly along Queensferry Road and from Davidsons Mains to and from the city centre and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.

EPC Band- D

Council Tax Band- G

Factor- Hacking & Paterson approx. £1000 per year

Total: 157 m2
Ground Floor: 64 M2, First Floor: 93 m2
Excluded Areas: Garage: 26 M2, Walls: 14 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.







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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

The logo for ESPC, featuring a stylized blue house icon above the text "ESPC" in a bold, serif font, with "espc.com" in a smaller, sans-serif font below it.
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