

COULTERS<sup>©</sup>

# 9A BARNTON PARK VIEW

BARNTON, EDINBURGH, EH4 6HH

 4 BED

 3 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

Completed in 2022, this impressive four-bedroom semi-detached home forms part of a bespoke pair of contemporary houses quietly positioned on Barnton Park View. Extending to around 1,600 sqft, the property has been thoughtfully designed for modern family living, with clean architectural lines, generous proportions and an emphasis on comfort and efficiency. The home benefits from an air-source heat pump, roof-mounted solar panels, underfloor heating throughout the ground floor and double glazing, ensuring excellent energy efficiency throughout.

The accommodation flows from a welcoming reception hall, where a useful utility room is positioned to the side. To the rear, the full-width open-plan kitchen/living/dining space is the heart of the home. The kitchen features sleek German-manufactured cabinetry, high-quality integrated appliances, a breakfast bar with hanging pendant lighting, and solid work surfaces. Rooflights positioned over this principal living zone flood the interior with daylight and large sliding doors open directly onto the garden, creating a seamless link during the warmer months. Also on the ground floor is a well-proportioned fourth double bedroom, offering flexibility for guests or working from home, as well as a shower room.

## KEY FEATURES



Modern bespoke semi-detached family home.



Four double bedrooms.



Landscaped private garden with sunny aspect.



Private driveway.



Excellent schools nearby.



Energy efficient home with heat pump & solar panels.



EPC Rating - B



Council Tax Band - G



Upstairs, a bright first-floor landing leads to three comfortable bedrooms and a stylish family bathroom. The principal bedroom enjoys a peaceful outlook and is served by its own contemporary en-suite shower room, while the remaining two bedrooms offer ideal family accommodation.

Externally, the property benefits from a driveway with space for at least two cars and neatly landscaped frontage. The sheltered rear south facing garden provides an excellent outdoor retreat, laid to lawn with a paved patio area for dining, well-established borders, and the further practical benefit of external power sockets to the front and rear.





## THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Corstorphine Hill. Nearby Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Bruntsfield Links Golf Club and The Royal Burgess Golf Club.

For everyday essentials, Barnton is served by convenience stores, a post office, pharmacy whilst a Starbucks and Herringbone restaurant are brand new to the area. More extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craighleith Retail Park or The Gyle Shopping Centre.

Schooling in the area is well-regarded, with the property falling within the catchment for Davidson's Mains Primary School and The Royal High School. A number of Edinburgh's leading independent schools are also readily accessible. An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

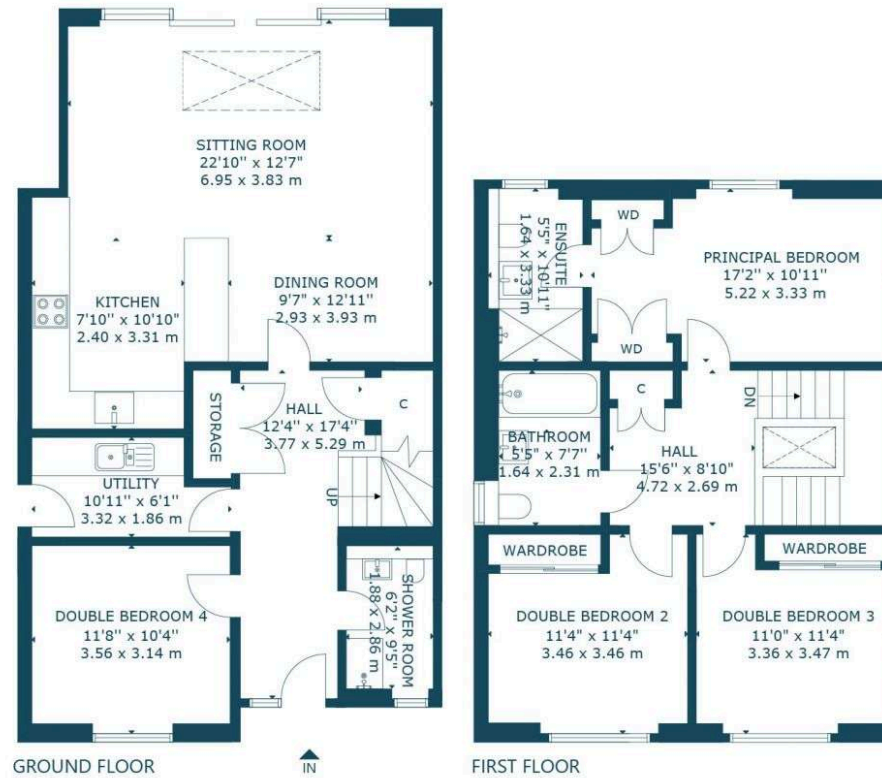
## EXTRAS

All curtains, blinds, fitted flooring, light fittings, fixtures and white goods are included in the sale price.





COULTERS®



9A BARNTON PARK VIEW, BARNTON, EDINBURGH, EH4 6HH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,622 SQ FT / 151 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.