



53 Barnton Park Avenue
Barnton, EH4 6HD

deans 
Solicitors & Estate Agents LLP

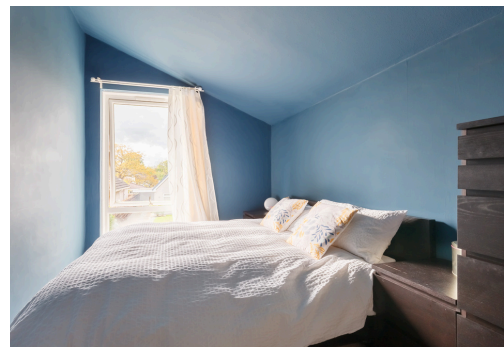


DETACHED HOUSE

- Living Room/ Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Driveway & Garage
- Double Glazing & GCH
- EPC Rating – D



This well-presented and spacious detached house is set within a quiet, well-established and highly sought-after area of Barton, offering excellent local schooling, private outdoor space, and convenient access to the city, perfectly suited to long-term family living. Residents also enjoy access to beautifully maintained private woodland areas, creating a rare natural setting and additional outdoor space seldom found so close to the city. The property has convenient public transport links to the city centre, and the city bypass is easily accessible. The accommodation comprises; a welcoming entrance hallway, bright living room/ dining room with sliding patio doors leading to rear, separate fitted kitchen, four double bedrooms and a bathroom with shower over bath. Externally, there are well-maintained private gardens to the front and rear of the property with a driveway and garage that provides off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



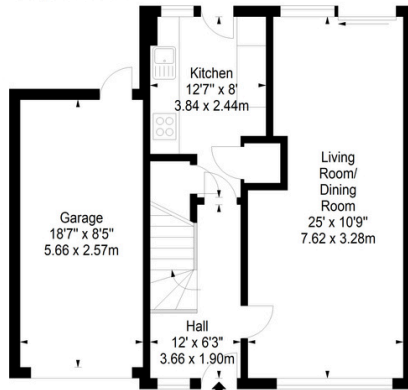
Barnton Park Avenue,
Edinburgh,
Midlothian, EH4 6HD



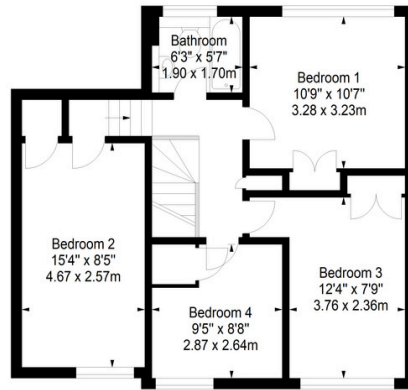
Approx. Gross Internal Area
1042 Sq Ft - 96.80 Sq M
Garage

Approx. Gross Internal Area
157 Sq Ft - 14.59 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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