

30 Barnton Park Avenue, Barnton, Edinburgh, EH4 6ES



Description

A fantastic opportunity has arisen to purchase this particularly appealing three-bedroom semi-detached home in the prestigious residential area of Barnton. Situated in a leafy street, the property offers spacious and flexible accommodation over two floors. It benefits from plentiful natural light, a generous enclosed south-facing rear garden and garage with driveway. There are superb local amenities nearby as well as quick access into the city centre, wonderful green spaces, and highly reputable schooling.

Features

- Particularly appealing 3 bed semi-detached home in sought-after area
- Open plan living/dining room which seamlessly flows out to the tranquil rear garden through large sliding doors
- Ground floor bathroom and separate en-suite shower in first floor bedroom
- Good storage facilities including floored attic area
- Beautifully enclosed, large south-facing garden, offering an ideal space for relaxation and outside entertaining
- Multi-car driveway which extends up the side of the property
- Single garage with electricity
- Gas central heating and double glazing

Extras

The fitted carpets, curtains, light fittings, cooker, washing machine, fridge, freezer and garden shed are included.

EPC Rating: D

Price and Viewing

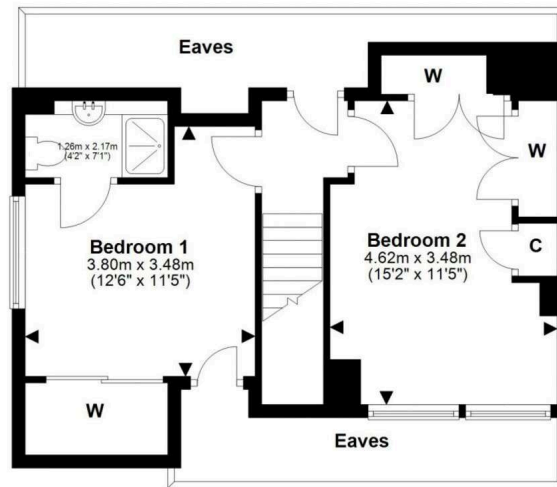
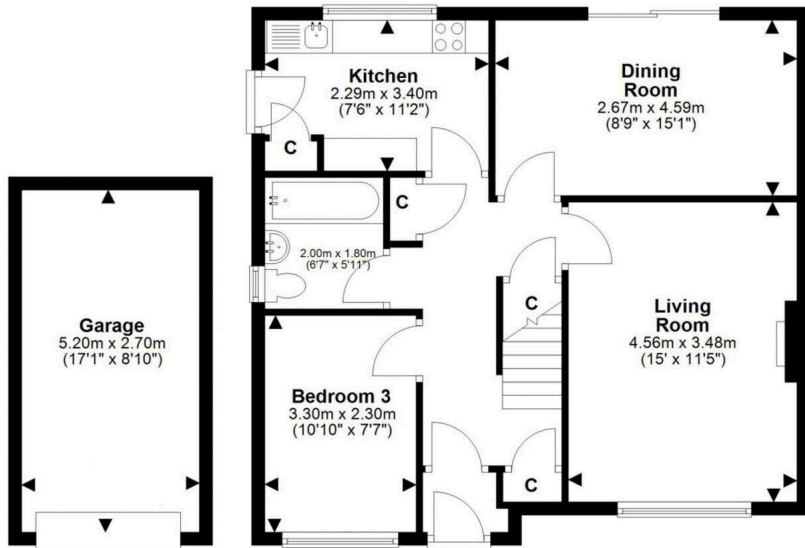
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Barnton is a leafy and peaceful residential area to the north-west of Edinburgh's City Centre. The property is minutes away from the River Almond path that leads to Cramond Village and the historic Cammo Estate. The scenic promenade along the foreshore is ideal for cycling, running, and walking. Corstorphine Hill, Lauriston Castle, The Dalmeny Estate and Davidson's Mains Park are also close by. Keen golfers will love the proximity to The Bruntsfield Links Golf Club and The Royal Burgess Golf Club. Indoor pursuits are available at the nearby David Lloyd Health Club in Corstorphine with its tennis courts, gym, fitness classes and swimming pools. For daily shopping needs, there are convenience shops, including post office and pharmacy, five minutes walk away on Whitehouse Road and a variety of choices at Davidson's Mains and at Parkgrove Shopping Centre. Larger shopping needs are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craigleith Retail Park or at The Gyle Shopping Centre. Well-regarded local schooling includes Davidson's Mains Primary, The Royal High School, and it is perfectly situated for some of Edinburgh's finest private schools including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School. An efficient bus service takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.





Ground Floor

First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

