



Solicitors & Estate Agents










Offers Over

£390,000

3 Barnyard Park Loan

South Gyle | Edinburgh | EH12 9LP

A spacious and appealing three storey townhouse, forming part of a popular modern development and enjoying a convenient high amenity location in the capital's sought-after South Gyle area.

-  4 bedrooms
-  1 public room
-  2 bathrooms and 2 WC
-  Private garden
-  On-street parking
-  EPC Band - B
-  Council Tax Band - E



Description

Well suited to the growing family the property is accessed via a welcoming hallway with convenient downstairs WC, storage and stairs leading to the upper floors. The ground floor briefly comprises: a spacious southeast facing family/reception room with laminate flooring and double glazed doors opening directly out to the rear garden, well equipped kitchen which has been fitted with a variety of contemporary base and wall mounted units, complete with wipe clean worktops, splash tiling and an assortment of integrated appliances.

On the first floor you have a versatile additional reception room/double bedroom with laminate flooring, neutral décor and Juliet balcony, a further WC and a good sized double bedroom. The top floor houses a generously sized principal bedroom with en-suite and fitted mirrored wardrobe, a further double bedroom with twin windows, and main family bathroom with modern three piece white suite, splash screen and attractive tiling to splash areas.



Extras

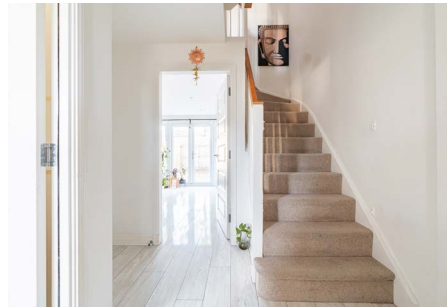
All fixed shelving, light fittings, floor coverings and integrated appliances will be included.

Gardens, Parking and Factor

To the rear of the house is a safe, fully enclosed private garden which has been laid to low maintenance paving and enjoys a bright south east facing aspect. There is a garden shed which will be included. Ample on-street residents parking is available to the front, with visitors parking close at hand.

Viewing

By appointment through Neilsons 0131 625 2222.





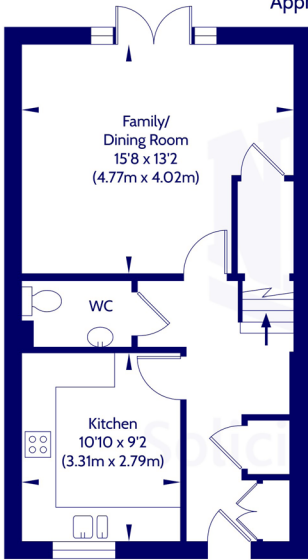
Location

The property forms part of a modern residential development situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping requirements with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provides quick and easy access into the City Centre. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

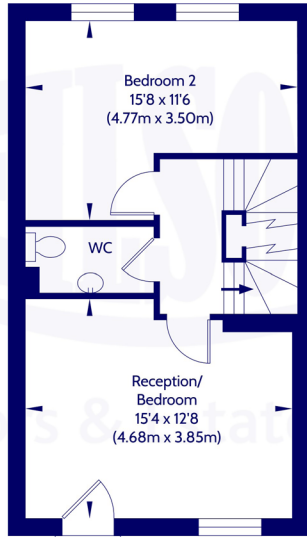




Approx. Gross Internal Floor Area 123 Sq M / 1336 Sq Ft.



Ground Floor



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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