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Offers Over
£400,000

9A Parkgrove Road

Barnton | Edinburgh | EH4 7NE

Occupying a generous plot on a peaceful residential street, this spacious extended bungalow provides generous single storey accommodation with scope to further extend, subject to the usual planning and consents. Ideally placed for access to local amenities and transport links and within easy reach of well-regarded schools, the property is offered to the market chain-free.

-  4 bedrooms
-  2 reception rooms
-  1 bathroom
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – E
-  Council tax band - G



Description

The front door opens into an entrance vestibule leading to a welcoming hallway with useful built-in storage. To the front of the property, the bright reception room features a bay window and fireplace with gas fire. To the rear, the generously extended kitchen/dining room forms the heart of the home, enjoying a triple aspect with windows to the side and rear, together with patio doors opening onto the garden. This versatile space is ideally suited to modern family living and entertaining. The property offers four well-proportioned bedrooms, providing flexible accommodation, together with a family bathroom fitted with a white suite and over-bath shower. There is also a separate guest WC. A hatch and ladder from the hallway gives access to a substantial attic space, partially floored to provide useful additional storage. Further benefits include a newly upgraded gas warm air central heating system with 5-year parts and labour guarantee, full double glazing and newly fitted carpets throughout. While the property would now benefit from a degree of cosmetic modernisation, it presents an excellent opportunity for purchasers to renovate to their own requirements. There is also considerable potential for further extension or loft conversion, subject to the necessary planning permissions and consents.



Extras

The carpets, light fittings and white goods are to be included in the sale.

Gardens, garage and parking

A particular feature of the property is the generous rear garden, which is arranged in two distinct sections. Immediately adjoining the kitchen is a well-maintained lawn with patio area, ideal for outdoor dining and entertaining. Beyond, a further enclosed section of garden bordered by mature trees offers excellent privacy and presents a variety of possibilities, including space for a garden room or home office, or alternatively could be landscaped to create a larger continuous garden area. A gated side path provides convenient access to the front of the property, where the house is set back from the street behind a lawn, mature hedging and established shrubs. A paved and chipped driveway provides ample off-street parking, together with a single garage featuring an up-and-over door and pedestrian access to the rear garden.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Barnton is established as one of Edinburgh's most sought after residential areas, well placed for a wide range of local amenities, highly regarded schools and excellent transport links. Everyday shopping is available nearby at the Parkgrove Shopping Centre, including a Tesco supermarket, Majestic Wine, Bayne's Bakery, Café Nero, COOK and Dofos Pet Centre. Barnton Junction is also within easy reach and offers further convenience shopping together with popular cafés and eateries including Herringbone Barnton and Starbucks. A broader selection of retail and leisure facilities can be found at The Gyle Shopping Centre and Craighleith Retail Park, both only a short drive away, while neighbouring Corstorphine provides a Tesco Extra, Lidl and an excellent range of independent shops, cafés, restaurants and takeaways. The area is well served by schooling for all age groups in both the state and private sectors, and the property is in the catchment area for the highly regarded Royal High School. There are excellent leisure and recreational opportunities nearby including the David Lloyd Leisure Club, Drumbrae Leisure Centre and Library Hub, Clermiston Park, Corstorphine Hill Nature Reserve, the Cammo Estate, local golf courses and tennis clubs. Barnton is also ideally positioned for commuters, with quick access to the City Bypass, M8 and M9 motorway networks, the Queensferry Crossing and Edinburgh International Airport with frequent public transport links offering swift access to Edinburgh city centre and the surrounding areas.





Approx. Gross Internal Floor Area 109 Sq M / 1176 Sq Ft.

Ground 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.



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