



Solicitors & Estate Agents



Offers Over

£495,000

40 Barnton Park Gardens

Barnton | Edinburgh | EH4 6HN

An exceptionally appealing and rarely available detached bungalow, resting on leafy mature garden grounds and enjoying a superb residential location in Edinburgh's desirable Barnton area.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Driveway and single garage
-  Front and rear gardens
-  EPC rating – D
-  Council tax band - F



Description

The property has been extended into the attic and offers excellent potential for further development into the remaining attic space and out into the rear garden, subject to the necessary consents.

The well-presented accommodation briefly comprises an entrance hallway and a generously proportioned reception/ dining room enjoying a sunny south-facing aspect over the front garden. The room features attractive flooring, a wood burning stove (complete with chimney liner) and a timber staircase leading to the upper floor. Off the reception room is a spacious breakfasting kitchen, fitted with a range of base and wall-mounted units complemented by coordinated worktops, tiled splashbacks and a selection of integrated appliances. A door from the kitchen provides direct access to the rear garden.

There are two good-sized double bedrooms on the ground floor, both benefiting from built-in storage. On the upper floor is a further spacious double bedroom with fitted wardrobes and access across the hall to the eaves. Completing the accommodation is a shower room fitted with a WC, a countertop basin with storage beneath, and a tiled shower enclosure.



Extras

All fixtures, floor coverings, shutters, light fittings and integrated appliances will be included.

Gardens and Parking

To the front of the house is a vibrant well stocked garden comprising lawn, flowering bushes, small trees and shrubs. A drive leads to a substantial single garage, providing secure off/street parking and excellent overspill storage. To the rear is a generous private garden which has a lovely, peaceful feel and a features timber decking, mature trees and planted beds.

Viewing

By appointment through Neilsons (0131 625 2222).





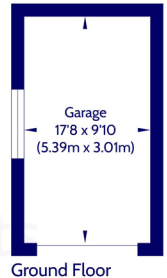
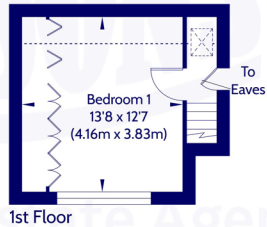
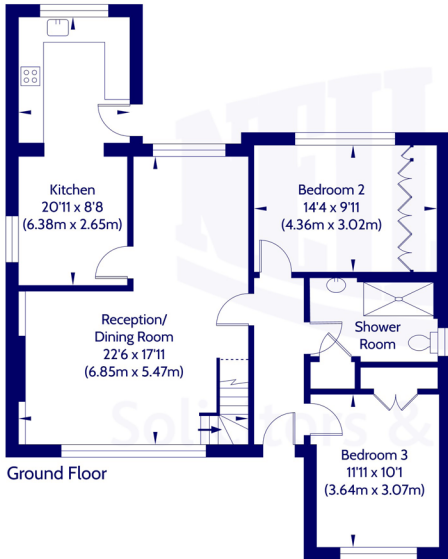
Location

Barnton has long been established as one of Edinburgh's most sought-after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day-to-day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with a large Marks and Spencer and a good choice of high street named stores. Highly regarded schooling is available within both the state and private sectors and an array of sporting and recreational facilities are also close at hand. For the commuter, excellent road links connect quickly to Edinburgh International Airport, the bypass and Central Motorway Network and swift access to the city centre is provided by regular local bus services. Of particular note are the wonderful parks and open spaces offering delightful coastal and riverside walks, an excellent choice of local dog walks and the home is ideally placed for the golfing enthusiast, being close to The Royal Burgess and Bruntsfield Links.





Approx. Gross Internal Floor Area 103 Sq M / 1117 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [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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