










Offers Over

£410,000

5 Parkgrove Loan

Barnton | Edinburgh | EH4 7QU

A fantastic opportunity has arisen to acquire this rarely available three bedroom detached bungalow quietly positioned within a sought-after pocket of Barnton. Boasting a garage, off-street parking and private gardens whilst being situated nearby excellent amenities, schooling and transport links, the property makes for an ideal family home. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single garage and driveway
-  EPC Band - D
-  Council Tax Band - F



Description

Internally, the property is generously proportioned whilst briefly comprising of; welcoming entrance vestibule, hallway with a useful storage cupboard, bright and spacious lounge with a gas fireplace and dual-aspect outlook, fully-fitted kitchen/diner with a range of integrated and freestanding white goods, paneling in splash areas, under-unit lighting and ample dining space, two good sized double bedrooms with front-facing outlooks as well as room for freestanding furniture and different configurations, fully-tiled shower room with a rainfall shower, heated towel rail and underfloor heating, first floor landing with storage and eaves access, and a third sizeable L-shaped double bedroom with dual-aspect Velux windows.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, fridge and freezer, freestanding second fridge, washing machine and dishwasher, light fittings and fitted floor coverings. The free standing wardrobes in bedroom 1 & 2 and also the two seater sofa in bedroom 3 is included.

Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by lovely and well-maintained private gardens to the front, side and rear, including a rear patio area allowing for garden furniture. For the car owner, there is a single garage and driveway allowing for secure off-street residents parking. There is also unrestricted on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

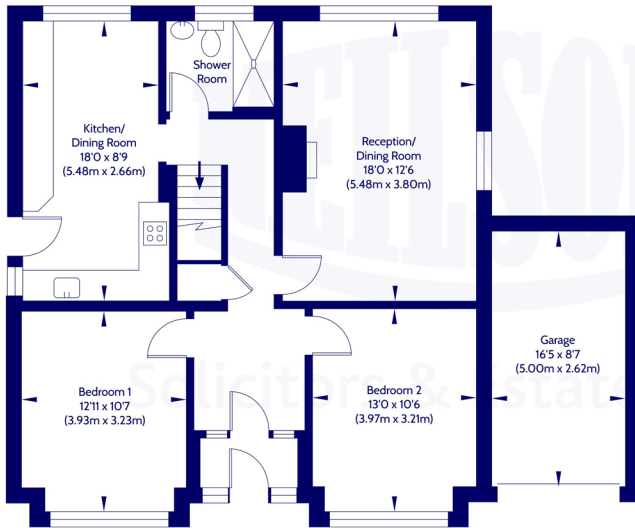
The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.





Approx. Gross Internal Floor Area 105.78 Sq M / 1139 Sq Ft.

Ground Floor



First 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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