







COULTERS<sup>©</sup>

WELCOME TO:

# BARNTON PARK AVENUE

122 Barnton Park Avenue, Barnton, Edinburgh, EH4 6HE

 5  
 2  
 1  


## BARNTON PARK AVENUE AT A GLANCE:



Residential Barnton location



Detached five-bedroom property



Kitchen/dining room with rear garden access



Excellent local amenities



Driveway and garage



Well-regarded schooling nearby

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a residential location with this impressive five-bedroom detached home in Barnton. Situated in a peaceful street with rear garden views over to the prestigious Royal Burgess Golf Club. It benefits from high-quality contemporary upgrades, enclosed gardens, a conservatory and garage. There are superb local amenities nearby as well as easy City Centre access and well-regarded schooling. It represents a wonderful opportunity for a family home.

- A spacious and bright dual aspect living room with enviable log burner and expansive windows overlooking the front of the property and the rear garden
- An impressive kitchen/dining room. The kitchen features gloss white handleless wall and floor units, marble effect splashback and worktops to complement jet black integrated appliances including an electric hob and oven
- Appealing conservatory to the front of the property ideal for flexible family living. Currently has planning permission to convert to study if required
- South-facing dual aspect principal double bedroom. It features mirrored wardrobes, plush carpeting and a stylish interior decor
- A ground floor walk-in shower room recently upgraded
- Four light and airy carpeted double bedrooms on the first floor. Each offer ample room for freestanding furniture and two feature built-in storage
- A family bathroom featuring rainfall shower over bath
- Loft space
- Well-maintained front garden and a peaceful enclosed rear garden overlooking The Royal Burgess Golf Club
- Single driveway and single garage with power and electric doors
- Gas central heating and double glazing throughout





# LOCATION, LOCATION, LOCATION:

Barnton is a sought-after and residential area a few miles to the west of Edinburgh's City Centre. The property is in an ideal location with local amenities including Toni Macaroni's, Caffe Nero, Majestic Wines, Tesco Express, a bakery, and pharmacy at Parkgrove Shopping Centre less than a ten-minute walk. The Gyle shopping centre which has a Marks and Spencer's, and other retailers is ten-minutes away by car, as is Craighleith Retail Park which has a large Sainsbury's supermarket.

There is an array of outdoor amenities and leisure pursuits which include the nearby David Lloyd Health Club in Corstorphine, The Royal Burgess Golf Club, and Drumbrae Leisure Centre.

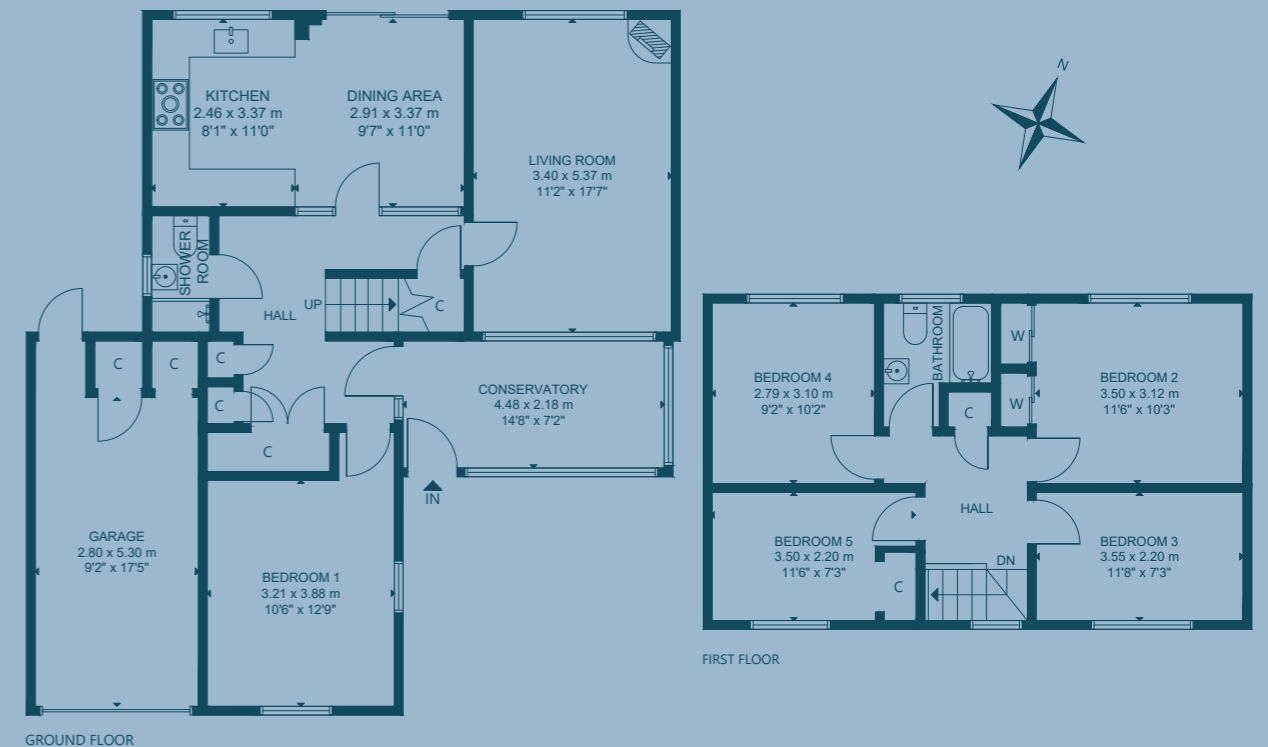
Peaceful walks await at Cramond Beach, and Corstorphine Hill, as well as in the grounds of picturesque Lauriston Castle.

Well-regarded schooling includes Davidson's Mains Primary School and The Royal High School. It is well placed for some of Edinburgh's finest private schools including Fettes College, Stewart's Melville College, and The Mary Erskine School.

The motorway network including the City Bypass are within easy reach as is Edinburgh International Airport. Regular bus services take you quickly into the City Centre.



## FLOOR PLAN:



122 Barnton Park Avenue, Barnton, Edinburgh, EH4 6HE

Approx. Gross Internal Area Excluding Garage

1,399 Sq Ft - 130 Sq M

For identification only. Not to scale.

© Nest Marketing



COULTERS<sup>®</sup>

WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

