










Offers Over

**£565,000**

## 608 Queensferry Road

Barnton | Edinburgh | EH4 6AT

Neilsons are delighted to offer on to the market this charming and generously proportioned detached bungalow, which rests on substantial and beautifully kept garden grounds, within easy travelling distance of the city centre in the ever-popular Barnton area. The property is in excellent move-in condition throughout and offers spacious and highly flexible accommodation perfectly suited to those juggling family life with working from home.

-  4 bedrooms
-  3 public room
-  2 bathroom
-  Large driveway and garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band - G



## Description

The internal space briefly comprises: welcoming hallway with stair to the upper level, comfortable reception room with attractive focal fireplace and living flame gas fire, coving to ceiling and tasteful modern décor, impressive timber frame Mozolowski & Murray conservatory with views over the delightful rear garden, highly versatile dining/family room, bespoke International kitchen with Amitco flooring and tiling to splash areas, utility room, principal bedroom on the upper level with walk in wardrobe and convenient WC, three further good sized bedrooms, shower room with large multi-jet shower, and family bathroom with three piece white modern suite, tiling to walls and over-bath shower.





## Extras

All carpets, blinds, light fittings (except the conservatory and dining room) and integrated appliances will be included in the sale.

## Garden and Parking

Undoubtedly one of the standout features of this fabulous property is the magnificent rear garden which has been beautifully landscaped by the existing owners to include areas of lawn, well stocked shrub, flower and tree beds and a paved seating space. The garden enjoys a delightful mature tree backdrop and has a wonderfully private feel. The sheds will be included in the sale. To the front of the house a large driveway provides excellent off-street parking for numerous vehicles.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

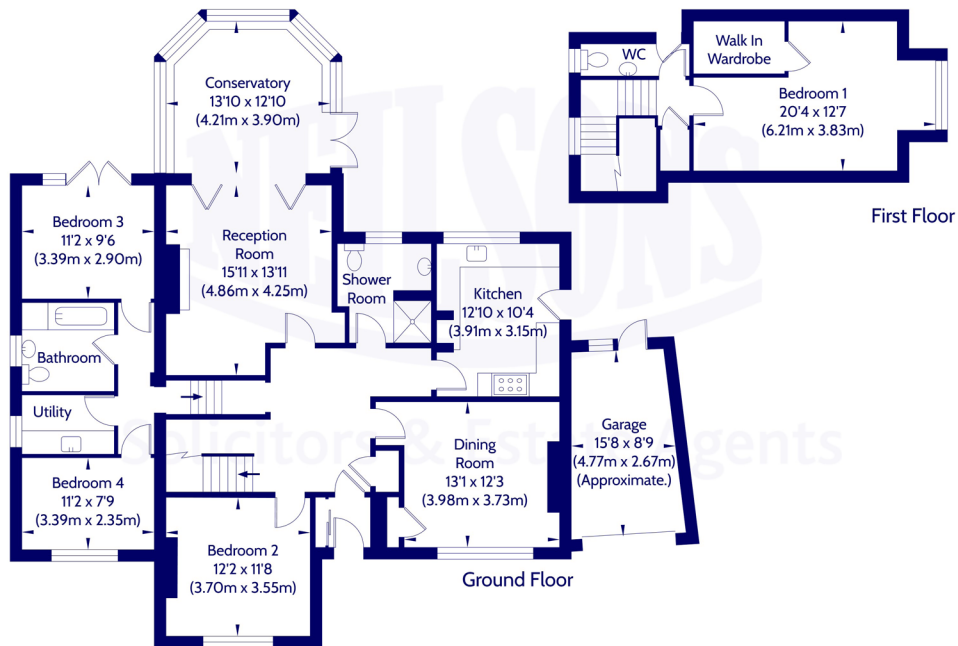
The house is situated in the enviable residential district of Barnton, within close proximity of beautiful wooded walks and excellent green space. The area is well served by local retailers including Post Office, Bank, Chemist, Scotmid, doctors surgery, dentist and local takeaway. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. The location is well served by the local public transport system with frequent links to the City Centre and Fife. Excellent schooling at all levels is available locally including The Royal High School and many of Edinburgh's Merchant Schools. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, watersports at Cramond and Queensferry, walks along Cramond and Silverknowes fore shore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter with ease of access to the city bypass national motorway network, Queensferry Crossing and Edinburgh International Airport.



Approx. Internal Area 177.9 Sq M / 1915 Sq Ft.

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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