



COULTERS[©]

WELCOME TO:

BARNTON PARK GARDENS

42 Barnton Park Gardens, Barnton, Edinburgh, EH4 6HN



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BARNTON PARK GARDENS AT A GLANCE:



Residential Barnton location



Detached five-bedroom property



Driveway and garage



Excellent retail and leisure amenities



Private front and rear gardens



Well-regarded schooling

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

A bright five-bedroom detached home set in sought-after Barnton. Now in need of modernisation, the versatile accommodation offers superb potential for flexible living. Boasting a wonderful enclosed private rear and front garden, driveway, and garage, buyers will be able to design and tailor a home to perfectly suit their needs. Close to well-regarded schooling, excellent local amenities, open green spaces, and transport links it is a rare opportunity.

- Bright south-facing living/dining room with lovely front garden outlook.
- Kitchen to the rear now in need of modernisation.
- Versatile sitting room accessed via the living/dining room and leading out to the rear garden.
- Principal double bedroom situated on the ground floor to the rear with carpeting and built-in cupboards.
- Four further carpeted double bedrooms all with built-in storage.
- Ground floor shower room with washbasin and WC, and separate WC with washbasin both requiring modernisation.
- Neat front garden and well-kept enclosed rear garden mainly laid to lawn.
- Gas central heating throughout.
- Single-car driveway and garage, and on-street parking.





LOCATION, LOCATION, LOCATION:

Barnton is a leafy area to the north-west of Edinburgh's City Centre. The area enjoys wonderful green spaces, including those at the historic Cammo Estate, Lauriston Castle, and at Davidson's Mains Park, bordered by picturesque woodlands. Cramond Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. Keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club.

Indoor pursuits are available at the nearby David Lloyd Health Club in Corstorphine and at Drumbrae Leisure Centre. For daily shopping needs the Parkgrove Shopping Centre less than a ten-minute walk houses a Tesco Express, and pharmacy along

with Majestic Wines and Toni Macaroni's whilst Davidson's Mains offers a further range of amenities. Larger shopping requirements are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craighleith Retail Park.

Well-regarded local schooling includes Davidson's Mains Primary School and The Royal High School and it is perfectly situated for some of Edinburgh's finest private schools including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School.

An efficient bus service takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.



FLOOR PLAN:



42 Barnton Park Gardens, Barnton, Edinburgh, EH4 6HN

Approx. Gross Internal Area

1,668 Sq Ft - 155 Sq M

For identification only. Not to scale.

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