



## 31 Barntongate Terrace, Edinburgh, EH4 8BT

### Description

Substantial detached end terraced house which is immaculately presented throughout in pristine condition and finished to a high standard. It would make an ideal family home and has parking to the front, a partially converted garage providing outside storage, a private low maintenance rear garden and access to a large well tended landscaped shared garden. It has a recently fitted Baxi combi boiler and has had new radiators installed throughout the house. It is also fully double glazed.

The accommodation comprises:

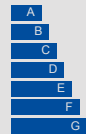
- Entrance hall with deep storage cupboard beneath the stairs
- Downstairs WC with cupboard housing the boiler
- Family room with direct access to the rear garden
- Good sized downstairs double bedroom
- Modern fitted kitchen with a range of wall and base mounted units with granite worktops with matching breakfast bar and appliances including a ceramic hob, oven, dishwasher, fridge and freezer
- Luxurious tiled bathroom with bath, separate large shower enclosure with mains pressure waterfall shower, wall hung wash basin and WC
- Utility/ laundry room with washing machine and separate dryer
- Spacious living / dining room with windows to the front and back with open outlook
- Principle spacious double bedroom with built-in wardrobes
- Two further double bedrooms
- Separate modern shower room with corner shower enclosure with electric shower, WC and wash basin with vanity unit
- Two attic spaces and a cellar provide additional storage



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Location

Barnton is a sought after location approximately four miles North West of the City Centre. There are local shops nearby at Parkgrove including a Tesco Metro, bakers, restaurant, wine merchant and pharmacy and further local shops on Whitehouse Road including a post office, bank, chemist and Co-operative Supermarket. Further more extensive shopping facilities can be found at the Gyle Shopping Centre and Corstorphine. There is a frequent bus service accessible by a short walk, to the city centre and surrounding areas. It is in the catchment area for Clermiston Primary School and the Royal High School.

### Outside & Gardens

Private rear garden which is paved with tiered patios and designed for low maintenance. There are extensive gated landscaped shared gardens with plenty of space for children to play.

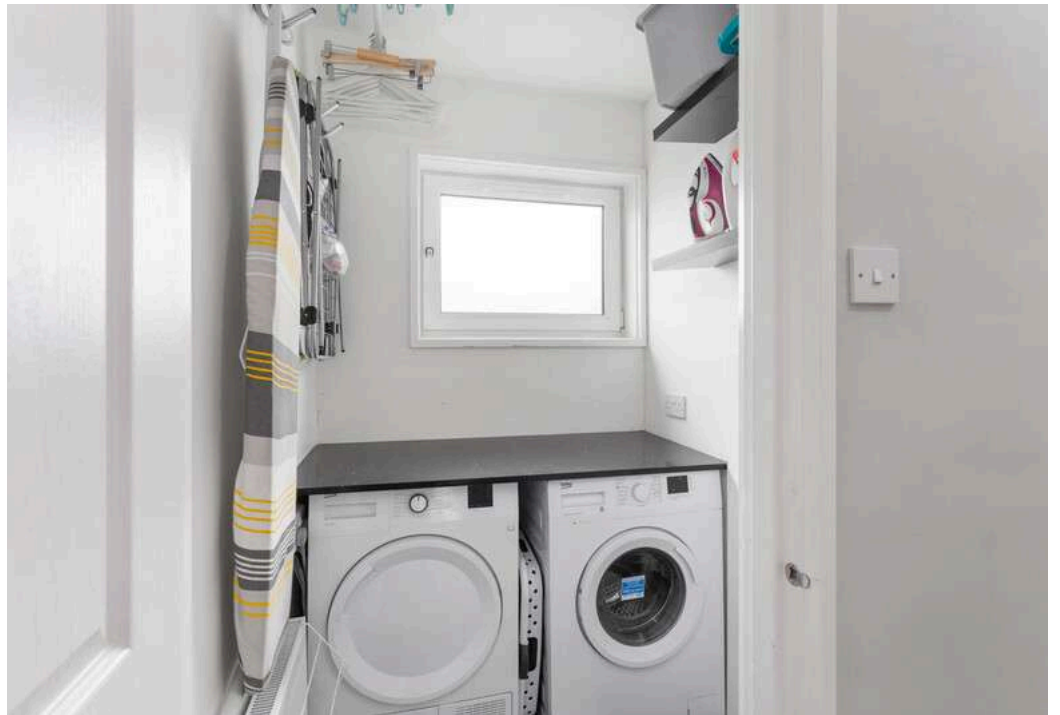
### Extras

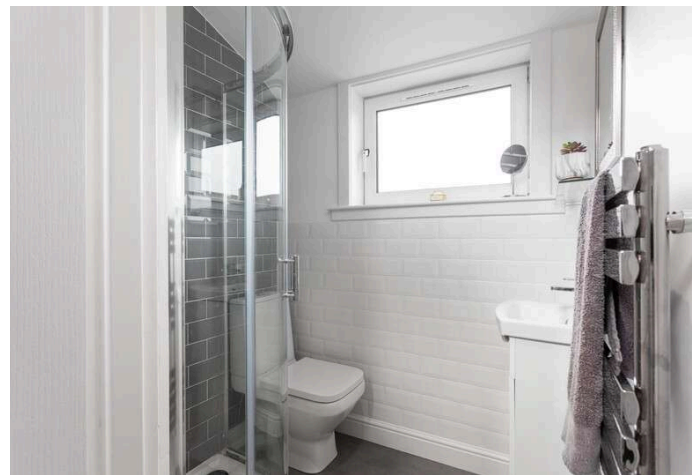
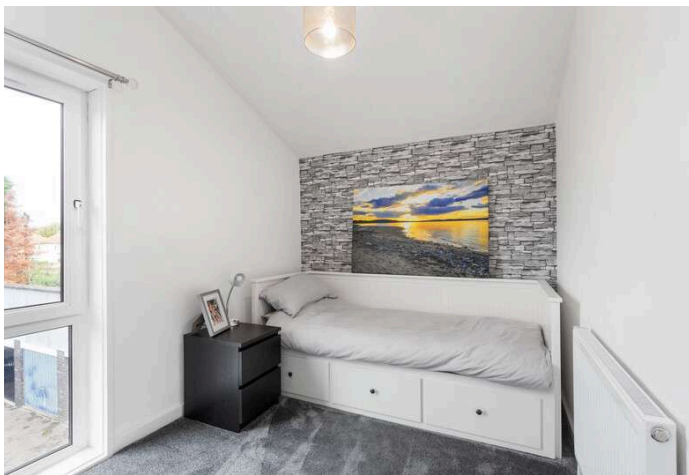
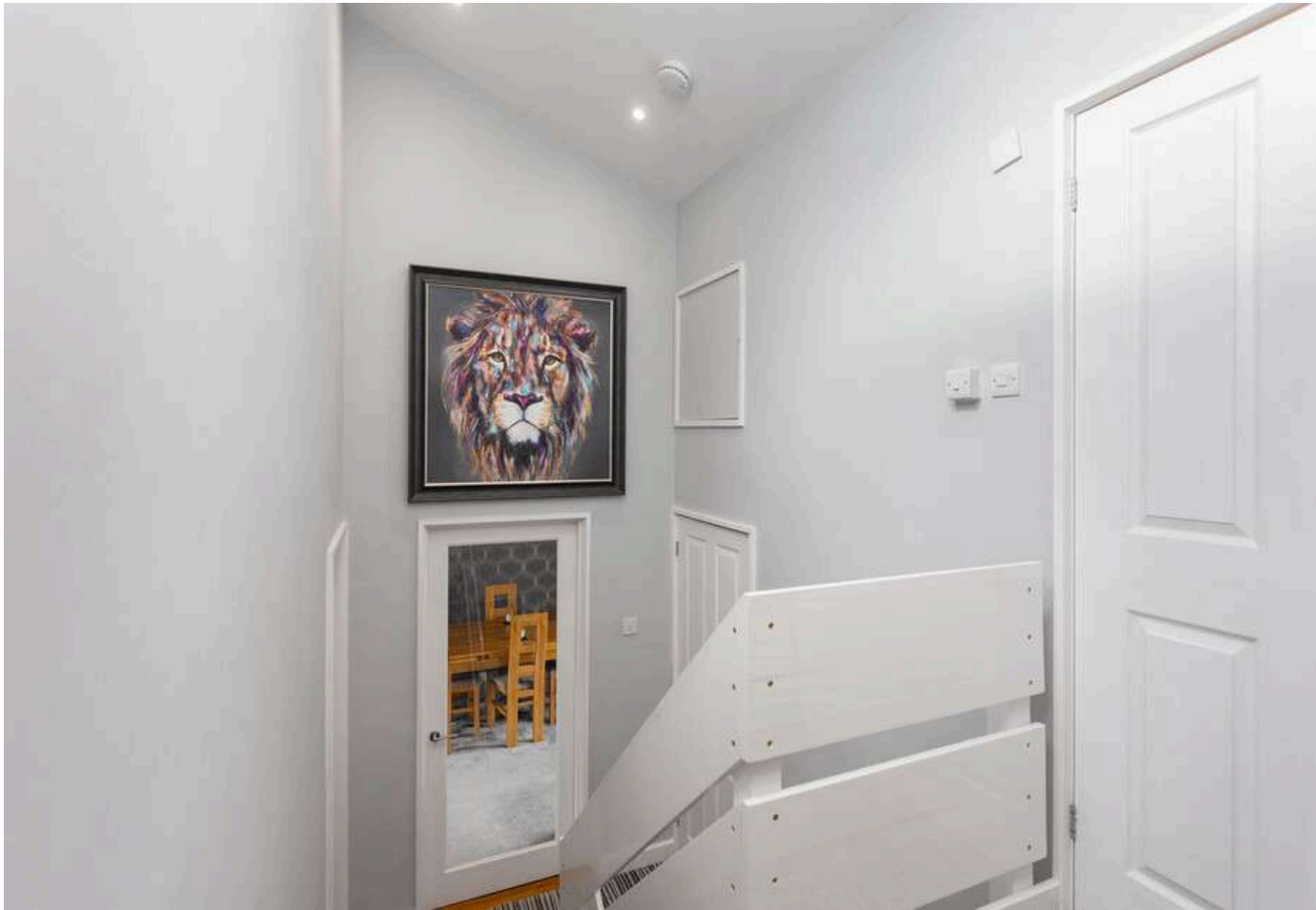
The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax - Band E









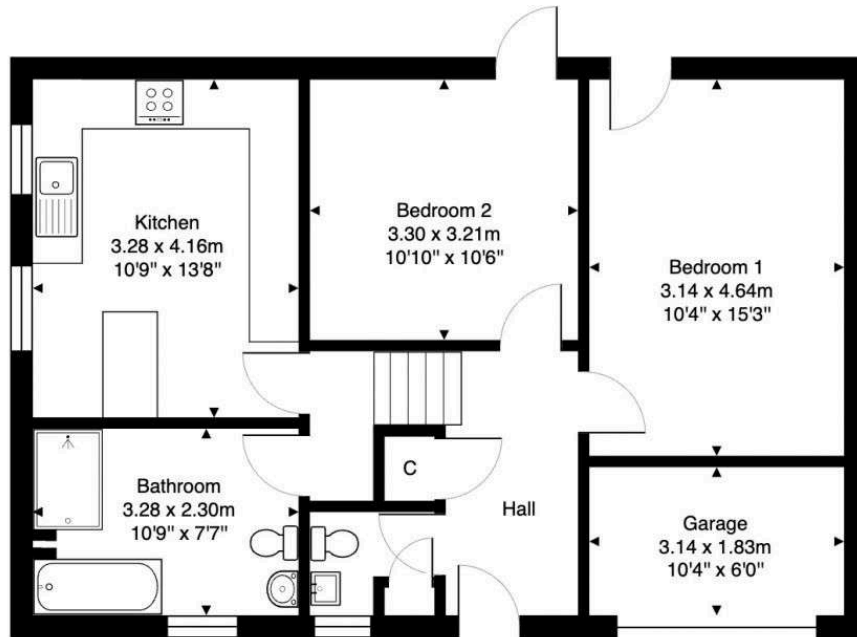




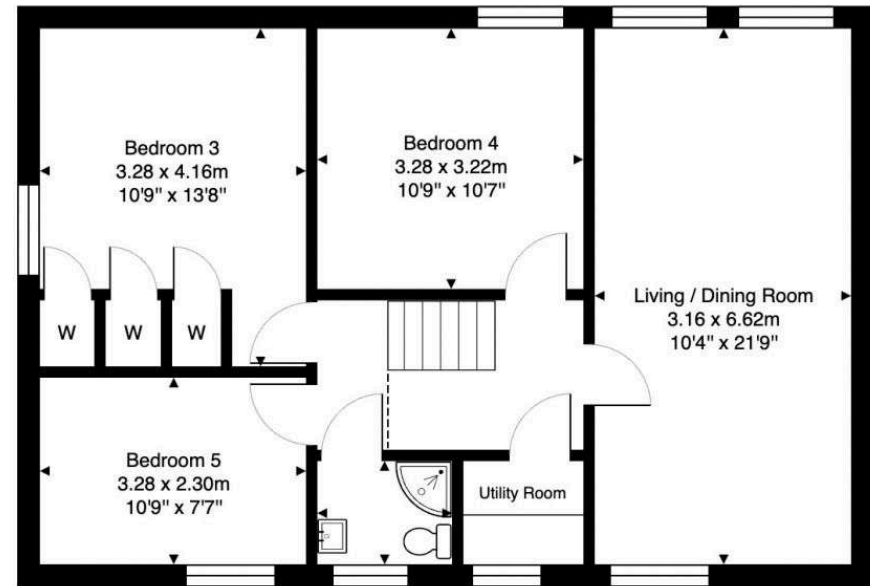
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Total Area: 132.1 m<sup>2</sup> ... 1422 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground / First Floor



Shower Room  
1.66 x 1.32m  
5'5" x 4'4"

First / Second Floor

**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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