



# 2 Barnton Park Crescent

BARNTON | EDINBURGH | EH4 6EP



MURRAY  
BEITH  
MURRAY

## 2 Barnton Park Crescent

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2 Barnton Park Crescent is a bright and spacious 3-bedroom detached family home in the prime residential area of Barnton. Situated on a corner plot with surrounding garden, this extended home is extremely well-presented and benefits from driveway parking and garage with potential for conversion to living space.

Entrance vestibule; welcoming hall with WC; spacious living room with a dual aspect and wood burning stove; fitted kitchen with a range of wall mounted and floor standing units, integrated appliances and Belling range cooked; dining room; triple aspect family room with patio doors to the garden; carpeted stair rising to the first floor; principle bedroom with a triple aspect and extensive built-in-wardrobes; double bedroom 2 with storage cupboards; double bedroom 3 with built-in-wardrobes; contemporary family bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over.

Garage with up-and-over door, driveway parking and further unrestricted parking in the surrounding streets.

Well-maintained garden grounds with lawns, mature borders and patio.

Double Glazing, gas central heating.

All fixtures and fittings are included in the sale: whilst believed to be in working order no warranties will be given, they are sold as seen. Also included in the sale are the white goods comprising integrated fridge freezer, Belling range cooker and integrated dishwasher in the kitchen, together with the washing machine and tumble dryer in the garage.

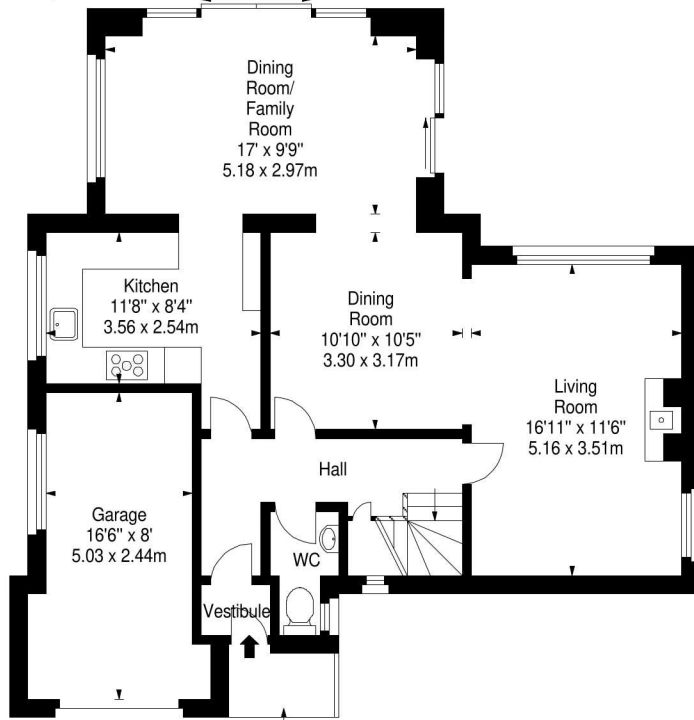




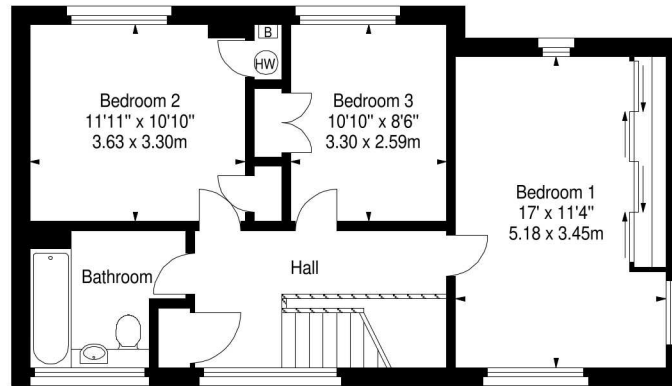
**Barnton Park Crescent,  
Edinburgh,  
Midlothian, EH4 6EP**



Approx. Gross Internal Area  
1549 Sq Ft - 143.90 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

## Location

Barnton lies approximately 4 miles to the west of the City Centre. A host of local amenities can be found within Davidsons Mains, Parkgrove and Cramond, with further shopping to be found at the Gyle Shopping Centre and a Tesco Superstore located in Corstorphine. Cramond foreshore and yacht club are a pleasant stroll along the banks of the River Almond, where there are also a number of cafes/galleries and a path through Dalmeny Estate leading all the way to the Hawes Inn in South Queensferry. There are several local golf courses including The Royal Burgess and Bruntsfield Links, and Cramond Kirk plays host to a number of very active clubs and societies. There are also a variety of local access points to the city's cycle path network nearby. Further leisure and recreational facilities include Gyle Park, David Lloyd and Drum Brae leisure centers. Local schooling is well represented at both Primary; Davidsons Mains Primary School, and at Secondary level is the Royal High. Local buses run regularly along Queensferry Road to and from the city center and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



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Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

T: 0131 225 1200 F: 0131 225 4412 E: [property@murraybeith.co.uk](mailto:property@murraybeith.co.uk) W: [www.murraybeith.co.uk](http://www.murraybeith.co.uk)

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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.