



2 Westbank, Easter Park Drive
Barnton, Edinburgh, EH4 6SL



VMH SOLICITORS



2

Westbank, Easter Park Drive
Barnton

Rarely available Mid Terraced Villa quietly situated in this mature cul-de-sac development in the popular and highly regarded Barnton district of the city

- Entrance vestibule
- Reception hall
- Livingroom/Dining room
- Kitchen
- Master bedroom with en-suite
- 3 further double bedrooms
- Bathroom
- Separate w.c.
- Integral double garage & driveway
- Private patio to the rear
- Landscaped communal grounds

Home Report: £460,000

EPC Rating: D

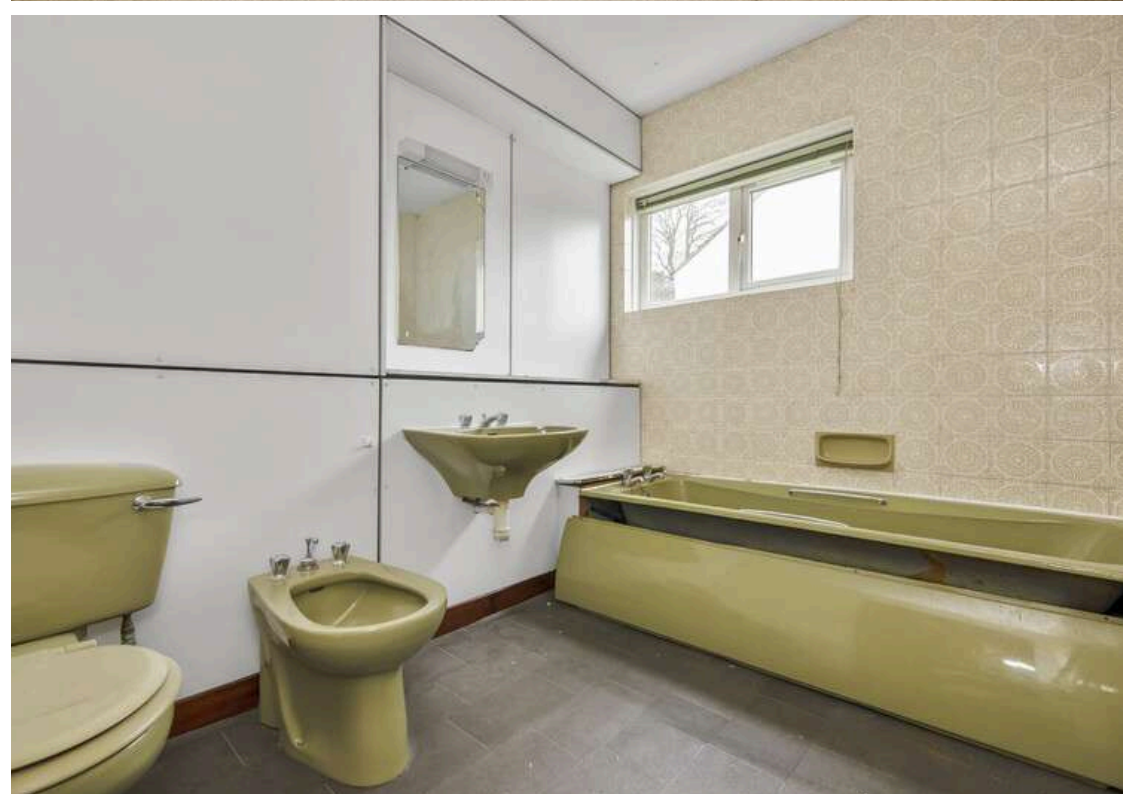
Rarely available Mid Terraced Villa quietly situated in this mature cul-de-sac development in the popular and highly regarded Barnton district of the city. Although now in need of a degree of modernisation and cosmetic upgrading, the property boasts generously proportioned accommodation and is sure to appeal to the family market.

It comprises, on the ground floor, entrance vestibule, reception hall, three double bedrooms, family bathroom and pass-door to the integral double garage. The main living space is located on the upper floor to take advantage of the natural light and leafy outlook. The first floor accommodation comprises landing, spacious open plan living room/dining room, large fitted kitchen, cloakroom/WC and master bedroom with en-suite shower room.

There is a private patio to the rear of the building and areas of landscaped shared garden ground adjacent. A double driveway from the street affords off-street parking for two cars and leads to the integral double garage.

Early viewing is highly recommended to fully appreciate the space and potential on offer.



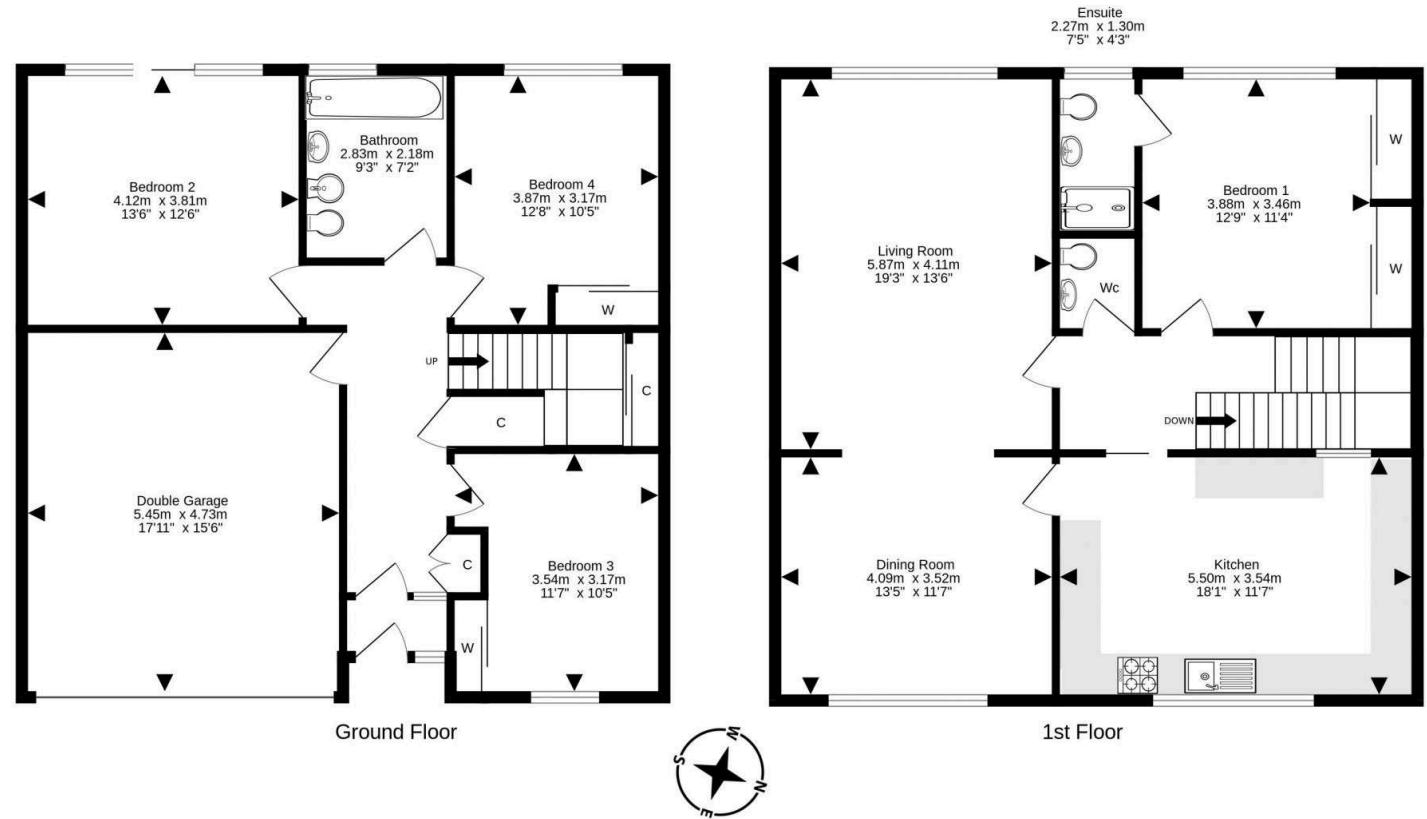


Barnton is one of the most highly sought-after residential areas in Edinburgh offering both city and countryside living. It is well served by local shops, a post office, pharmacy, doctor and dentist surgeries and a Tesco Metro with more extensive shopping facilities in neighbouring Corstorphine or at nearby retail parks, such as Craighleith Retail Park, The Gyle Shopping Centre and Hermiston Gait.

Residents of Barnton are spoilt for choice when it comes to outdoor activities: from walks along Cramond Beach or the River Almond, to woodland trails and wildlife-watching in Hillwood Park, as well as The Royal Burgess and Bruntsfield Golf Courses.

Regular buses run from the area to most parts of the city and there is easy access to the M90, M8, City Bypass and Edinburgh airport.

Extras: to include all fitted carpets and fitted floor coverings, curtains, blinds, light fitting and the integrated and free standing kitchen appliances.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.