



27 Parkgrove Loan, Edinburgh, EH4 7QX

Description

Immaculately presented three bedroom semi-detached house with private driveway and front and rear gardens. The interior has been fully modernised and finished to a high standard throughout. The owners also have planning permission to do a side and rear wrap around extension to the property and are happy to make the plans available to the new owners. The property also has gas central heating, with under floor heating throughout the downstairs level and modern UPVC double glazing, which was only installed 5 years ago and still under warranty.

The accommodation comprises:

- Welcoming hallway with two storage cupboards, carpeted staircase and access to the modern downstairs WC with fully tiled walls, ladder towel rail and wash basin
- The living and dining room are open plan and flow through to the well equipped breakfasting kitchen
- The modern kitchen area is fitted with a range of white gloss wall and base mounted units with laminate worktops with inset stainless steel sink, breakfast bar and appliances including gas hob with extractor hood, electric double oven, washing machine, fridge freezer and dishwasher
- Upstairs the landing has a storage cupboard and hatch to the partially floored loft, which provides additional storage
- There are two spacious double bedrooms, both of which have built-in wardrobes
- Good sized third bedroom with storage cupboard
- The luxurious bathroom is fully tiled and fitted with a modern three piece suite with shower over the bath and ladder towel rail



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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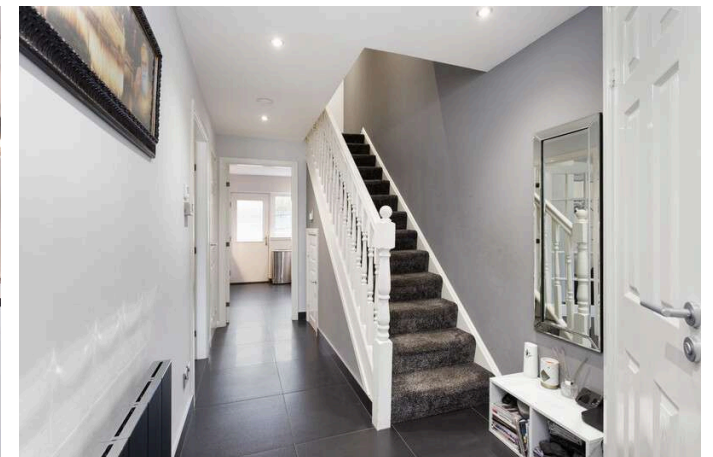


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Outside and Gardens

The property has private front garden which is mostly laid to lawn and there is a driveway with space for two cars. The side and rear gardens have decked patio areas and an artificial lawn and enclosed by fencing, meaning it is child and pet friendly and low maintenance. There is an outside power supply to the decking area and outdoor lighting. There is unrestricted on street parking available nearby.

Location

Parkgrove is located to the south side of Queensferry Road in the Barnton area of Edinburgh. Barnton is one the most sought after residential areas in Edinburgh, enjoying a peaceful situation in the leafy suburbs of west Edinburgh. It is adjacent to Cramond on the South shore of the Firth of Forth with stunning views to match. There are splendid walks nearby along the river Almond and at Cramond beach. There is local shopping nearby at Parkgrove shopping centre including a Tesco Metro, Majestic Wine, bakery and pharmacy with further shopping nearby on Whitehouse Road, Corstorphine and Davidson's Mains. More extensive shopping facilities can be found at Craighleith Retail Park and the Gyle Shopping Centre, both within a short drive. The property lies within the catchment area of Clermiston primary school and the Royal High school, both highly regarded schools. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes. It is also close to the Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club.

Extras

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

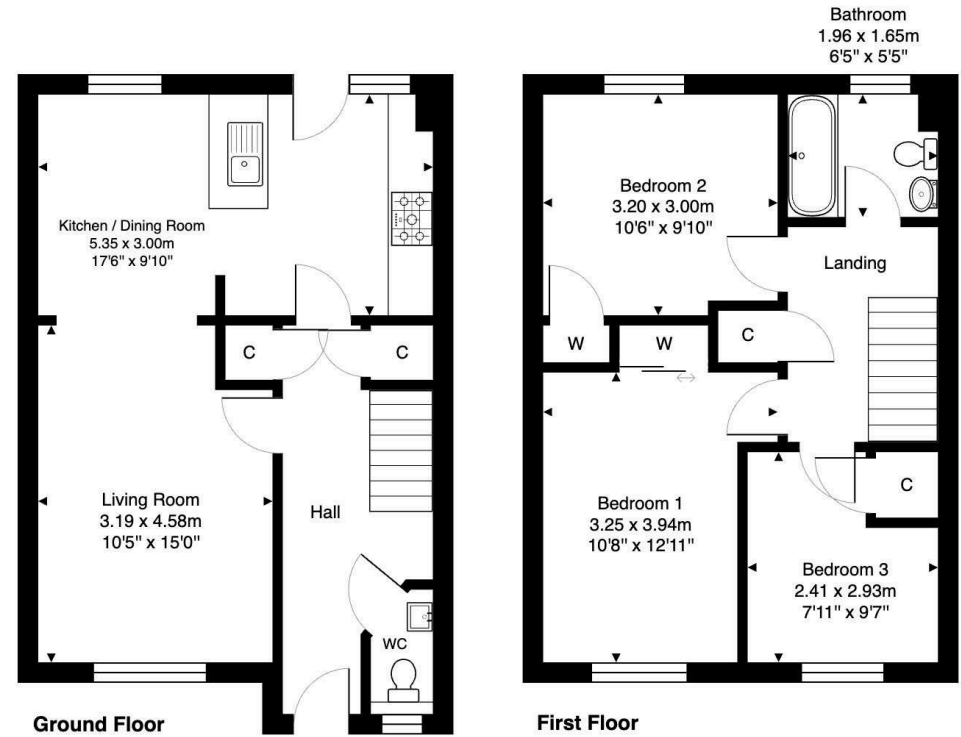








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DMD SOLICITORS & ESTATE AGENTS

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
T: 0131 316 4666

www.dmdlaw.co.uk

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