










Offers Over

£360,000

58 Barnton Park Crescent

Barnton | Edinburgh | EH4 6EN

Enjoying beautifully landscaped front and rear gardens, this bright semi-detached house offers attractively presented accommodation in a highly regarded neighbourhood close to excellent schools.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Driveway & Carport
-  Front and rear gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

This delightful home is set within a generous plot offering ample scope for extension if desired, subject to the usual planning and consents. The accommodation is in excellent order throughout and briefly comprises: entrance porch, hallway with under-stair storage and double doors to the reception room: Impressive dual aspect living and dining room with floor to ceiling windows to the front and a glazed door leading to a small conservatory/rear porch to the rear which in turn leads to the garden. Modern fitted kitchen with superb quality wall and base units with stone work surfaces and integrated oven, hob, cooker hood, fridge, slimline dishwasher and washing machine. Large pantry offering excellent storage and also housing the freezer. Stairs from the hallway lead to the upper floor with window to the side of the house providing an abundance of natural light. Upper landing with two useful storage cupboards, one which has the hatch to the part-floored loft space. Two generous double bedrooms and modern family bathroom with white suite and shower bath with digital over-bath shower. Benefits on offer include full modern upvc double glazing and gas central heating.



Extras

The aforementioned kitchen appliances, fitted carpets and floor coverings, window blinds, curtains and light fittings shall all be included in the sale.

Gardens & Garage

A particular feature of this home is the delightful mature gardens to both the front and rear which have been attractively landscaped and meticulously maintained. The front garden has a lawn with flower and shrub borders and a monoblocked driveway, part covered with a carport providing off street parking for two vehicles. The rear garden has lawn and patio areas, well stocked borders, a garden shed and children's playhouse which is included in the sale. A side return gate provides convenient access to the carport.

Viewing

By appointment through Neilsons 0131 625 2222.





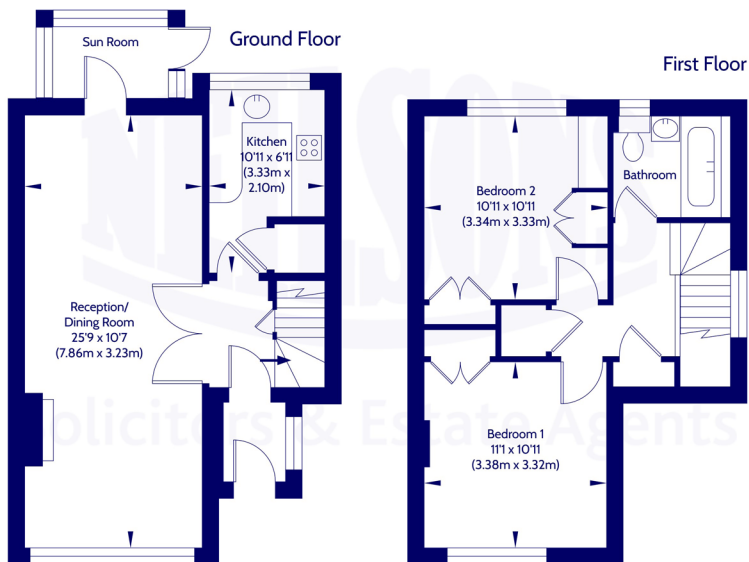
Location

Barnton has long been established as one of Edinburgh's most sought after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day-to-day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with large Marks and Spencer and a good choice of high street named stores. Highly regarded schooling is available within both the state and private sectors and an array of sporting and recreational facilities are also close at hand. For the commuter, excellent road links connect quickly to Edinburgh International Airport, the bypass and Central Motorway Network and swift access to the city centre is provided by regular local bus services. Of particular note are the wonderful parks and open spaces offering delightful coastal and riverside walks and the home is ideally placed for the golfing enthusiast, close to both The Royal Burgess and The Bruntsfield Links Golfing Society.





Approx. Gross Internal Floor Area 80.34 Sq M / 865 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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