



47 Barmtongate Drive, Edinburgh, EH4 8BX

Description

Well-presented two bedroom terraced house which is in good condition and would make an ideal family home. It has parking to the front, a garage providing outside storage, a private low maintenance rear garden and access to a large well tended landscaped shared garden. It has gas central heating and is also fully double glazed.

The accommodation comprises:

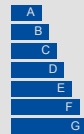
- Entrance hall with staircase to the first floor
- Utility room with tumble drier and freezer
- Downstairs WC with wash basin
- Good sized downstairs double bedroom with built-in wardrobes
- Fitted kitchen with a range of wall and base mounted units with laminate worktops with inset stainless steel sink and appliances including an electric hob, electric oven, slimline dishwasher, washing machine and fridge
- First floor landing with access to a mezzanine level storage area
- Further spacious double bedroom with built-in wardrobes
- Spacious living room with windows to the front and rear and pleasant outlook
- Family bathroom which is partially tiled and with wet wall / multi panel around the bath, which has an electric shower over. It is also fitted with a WC and pedestal wash basin.



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
Unknown



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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 has a paved patio, garden shed and lawn and is enclosed by hedging. There are extensive gated landscaped shared gardens with plenty of space for children to play.

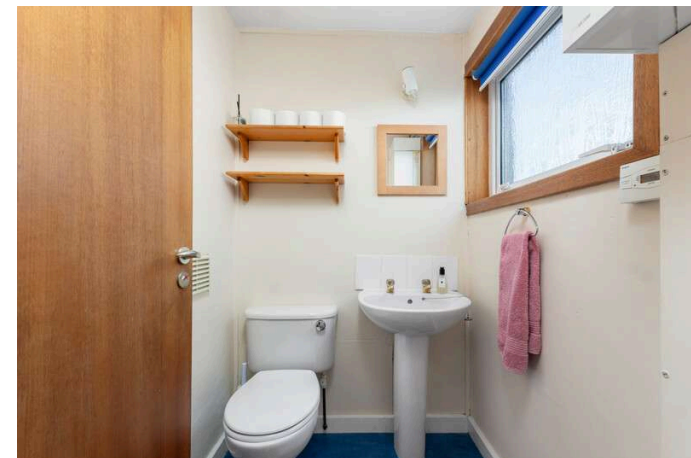
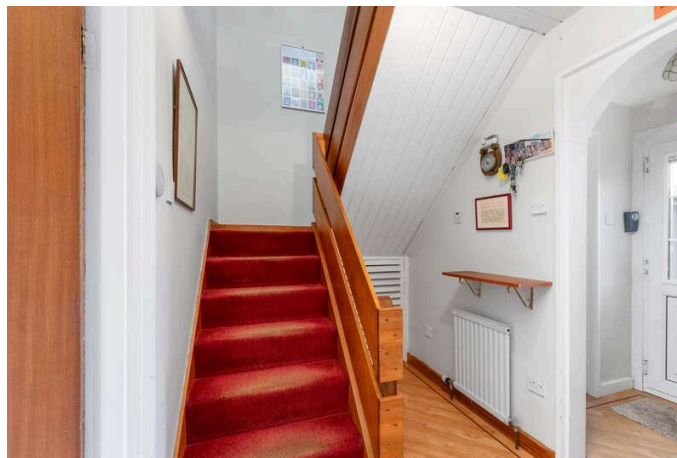
Extras

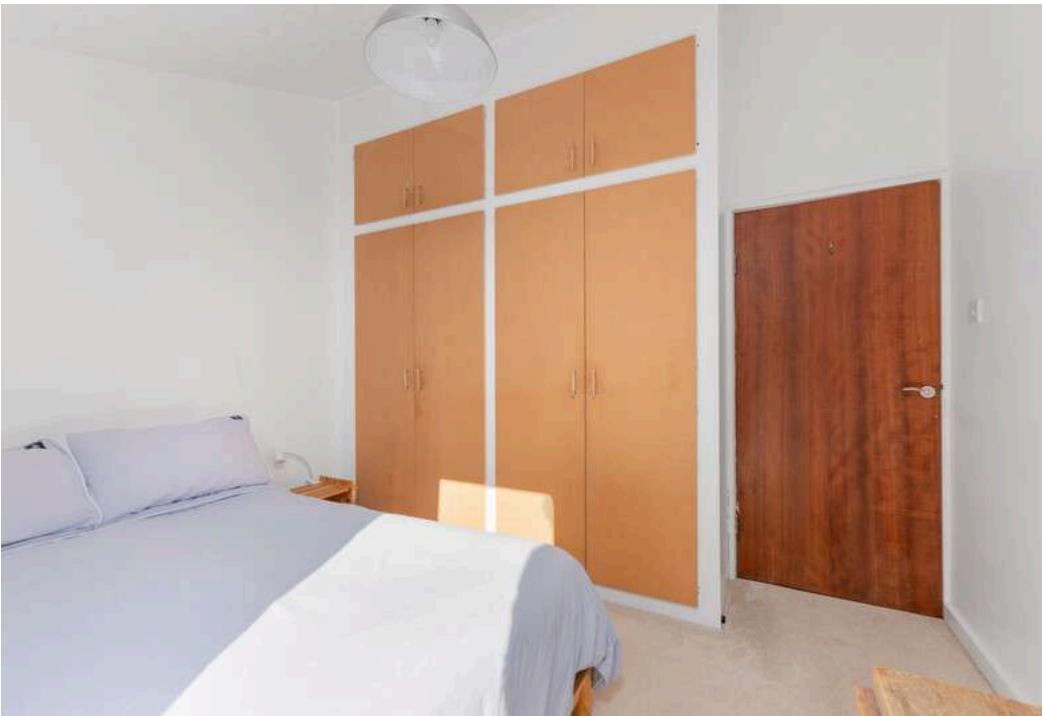
The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

Council Tax - Band D

Residents Association Fee

The annual fee to the Residents association is £190 and this covers the gardening for the shared garden grounds.

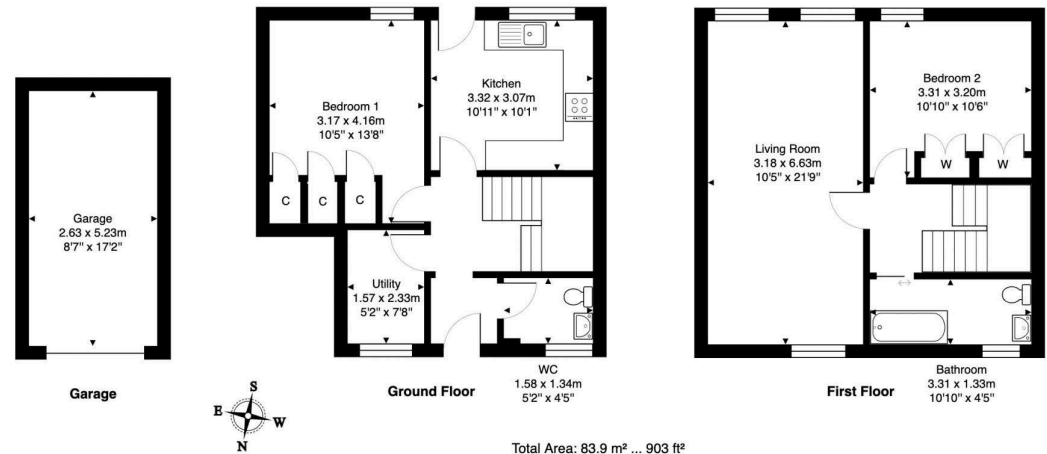








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DMD | SOLICITORS & ESTATE AGENTS

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