



# 2 Southbank, Easter Park Drive

BARNTON | EDINBURGH | EH4 6SG



MURRAY  
BEITH  
MURRAY



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2 Southbank, Easter Park Drive is a spacious, mid-terraced house in a quiet and secluded location with an integral double garage and set amidst well-kept communal gardens.

Ground Floor: Entrance hall with storage cupboard; family room with south facing patio doors to the communal gardens; double bedroom 2 with built-in-wardrobes; double bedroom 3 with built-in-wardrobes; family bathroom with four-piece suite comprising WC, wash hand basin, bidet and bath with shower over.

First Floor: Large living room with southerly views; breakfasting kitchen with wall mounted and floor standing units and integrated appliances; dining room with views to the front of the property; principal bedroom with en-suite shower room; guest WC.

Integral double garage with electric up-and-over door. Well-maintained communal grounds.

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 and they are sold as seen. As this is an executry sale no warranties will be given on white goods and integrated appliances.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.

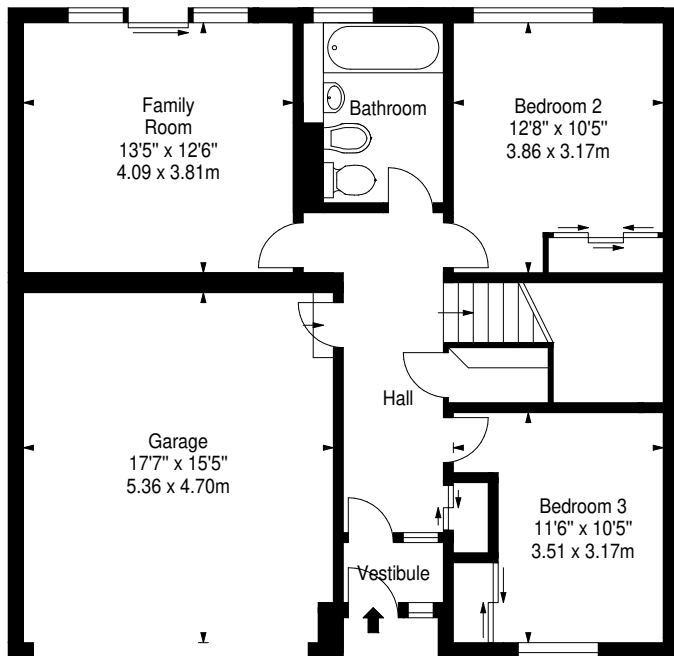




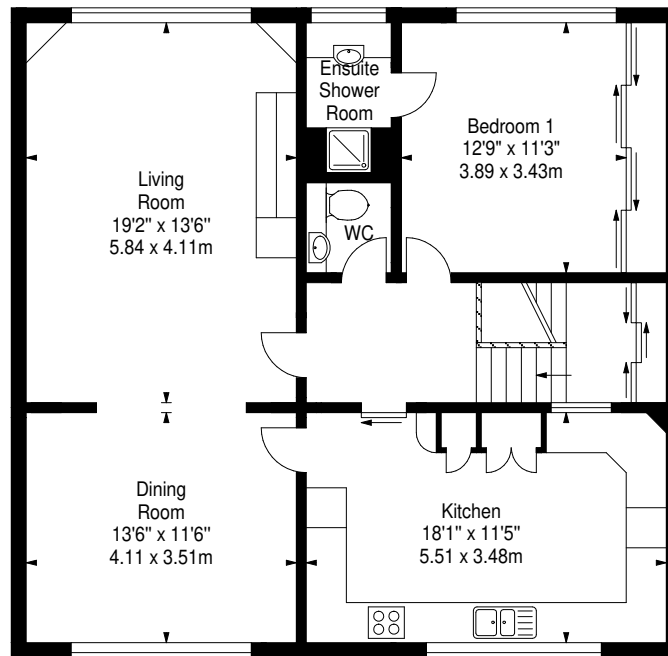
**Southbank,  
Easter Park Drive,  
Edinburgh,  
Midlothian, EH4 6SG**



Approx. Gross Internal Area  
1971 Sq Ft - 183.11 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

## Location

Southbank is part of a mature modern development quietly situated to the west of the City Centre in the popular residential area of Barnton and adjacent to the Bruntsfield Links Golf Club. The area boasts a host of local amenities in Davidsons Mains, with further shopping to be found at the Gyle Shopping Centre. Leisure and recreational facilities include Barnton Tennis Club, Gyle Park, David Lloyd and Drum Brae leisure centres. Pleasant walks can be enjoyed up Corstorphine Hill with great views across the city and also on the seafront at the picturesque village of Cramond with its wonderful coastal atmosphere. Local schooling is well represented in both the private and public sectors at both primary and secondary level. Local buses run regularly along Queensferry Road and from Davidsons Mains to and from the city centre 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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BEITH  
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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)

The following note is of crucial importance to intending viewers and/or purchasers of the property.

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 2024 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.