









Offers Over
£500,000

1 Barnton Park Wood

Barnton | Edinburgh | EH4 6EW

A unique opportunity has arisen to purchase this rarely available detached bungalow quietly situated in the highly desirable district of Barnton. Located close to local amenities and excellent transport links, the property is immaculately presented throughout, offering well proportioned accommodation which is sure to have a wide appeal in the market, and viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private garden and courtyard
-  Garage and driveway
-  EPC rating – D
-  Council tax band- G



Description

In true move in condition throughout, you enter into a welcoming hallway with storage cupboards, and then on into the bright lounge which has a wood burner and fireplace, and full length windows and French doors allowing in plenty of natural light and providing a delightful outlook over the garden. From here, glazed doors lead you into the dining room, also with a full length window. The kitchen is modern with a range of wall and base units with co-ordinated worktops, and there is a separate utility room. Bedroom one has a pleasant outlook to the garden and benefits from a fantastic en-suite bathroom, with a white suite including a roll top bath and separate shower cubicle with overhead rainfall shower. There are two further double bedrooms, one of which has a built in wardrobe. Completing the accommodation is a shower room with corner cubicle and heated towel rail. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale is the hob and double oven, integrated fridge, freezer, dishwasher and microwave, washing machine, tumble dryer, summerhouse and small shed.

Gardens & Parking

Gardens to the front and side, laid to lawn with shrubs and trees welcome you to the property and a gate leads you into a private courtyard. To the rear and side is a fully enclosed, south facing landscaped garden with borders and a lawn offering a place to dine in the warmer months and a safe space for children and pets to play. There is a garage with an up and over door, power and light, and a driveway provides off street parking.

Please note a yearly payment of £50 is payable to the Barnton Policy Parks Association towards the upkeep of the nearby woodland.

Viewing

By appointment through Neilsons (0131 625 2222).





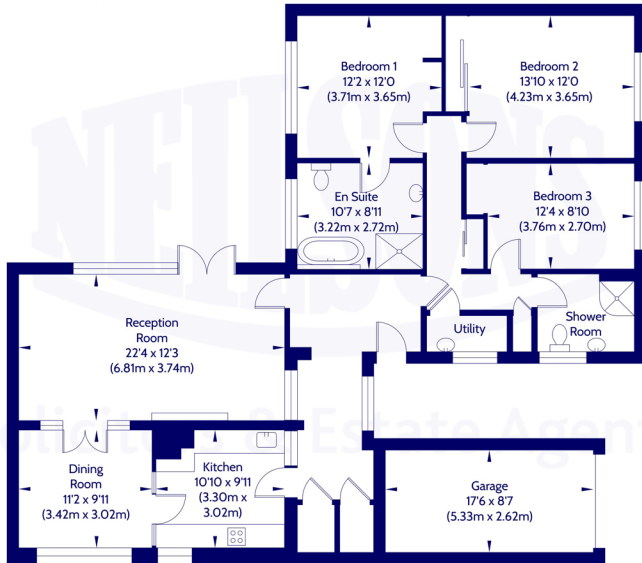
Location

Barnton Park Wood is situated in the enviable residential district of Barnton, within close proximity of the beautiful, wooded walk to Davidson's Mains Park and village. The area is well served by local retailers including Post Office, Chemist, Scotmid, Tesco Metro, doctors' surgery, dentist, hairdressers and local takeaways. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses and walks along Cramond and Silverknowes foreshore. The location is well served by the local public transport system with frequent links to the City Centre and Fife, and well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing and Edinburgh International Airport. For the active commuter Edinburgh's network of cycle paths is also close at hand.





Approx. Gross Internal Floor Area 133.59 Sq M / 1438 Sq Ft.



Ground Floor

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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