



49 Parkgrove Drive
Barnton, EH4 7QG

Deans 
Solicitors & Estate Agents LLP



DOUBLE UPPER VILLA

- Living Room
- Kitchen
- Dining Room/Bedroom 4
- Three Double Bedrooms (one en-suite)
- Bathroom
- Study
- Private Rear Garden
- Driveway
- Double Glazing & GCH
- EPC Rating – D



This well-presented double upper villa is quietly located in the highly sought after Barnton area of Edinburgh. The property is close to convenient amenities, good schooling and local green spaces such as Drumbrae Park, Clermiston Park and Hillwood Park, and is within easy reach of the City Bypass, motorway networks, Airport and the City Centre. The accommodation on the first floor comprises; entrance vestibule and hallway, spacious living room with fireplace, dining room/double bedroom, modern kitchen with breakfast bar, 2 good sized double bedrooms with built-in storage, and a family bathroom with a roll top bath and separate shower cubicle with rainfall showerhead. On the second floor there is a large principal bedroom with ample built-in storage and en-suite shower room with 3-piece white suite, and a study. Externally, the property benefits from a large multi-car driveway to the front with external power outlets and boasts a large, well-maintained private garden to the rear with a lawn, patio and deck. The property benefits from gas central heating and full double glazing. The fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher, garden shed, bike shed and playhouse are to be included in the sale.

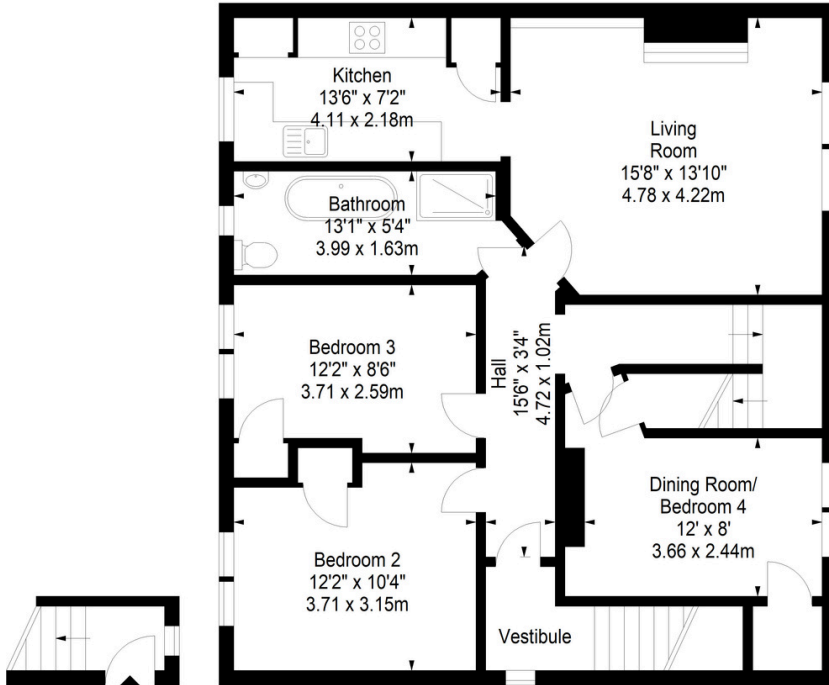
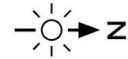




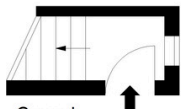
**Parkgrove Drive,
Edinburgh, EH4 7QG**



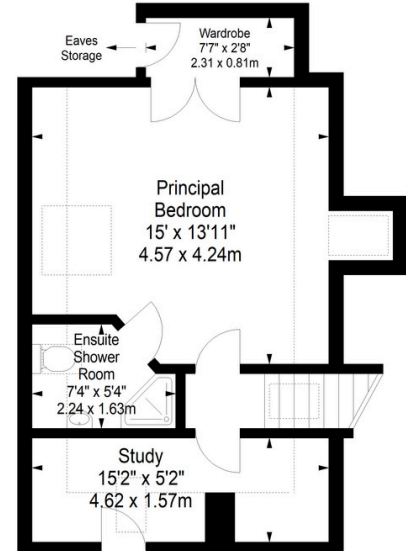
Approx. Gross Internal Area
1391 Sq Ft - 129.22 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



Ground
Floor
Entrance



Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk