



42 Barntongate Terrace,  
Edinburgh, EH4 8BU



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## 42 Barntongate Terrace, Edinburgh, EH4 8BU

Offering bright and spacious living is this attractive mid terraced house in the popular Barnton area of Edinburgh. With gas central heading, double glazing, private garden, garage and access to a residents parkland, the house would make an excellent first time home.

The accommodation includes an entrance hallway with under stairs cupboard and wc fitted with a two piece white suite with window the front. The lovely lounge has window to the rear and a dining recess. The kitchen has window and glass door to the rear and is fitted with a range of modern base and wall units with the oven, hob, microwave, washer/dryer, fridge/freezer and dishwasher to remain.

Upstairs there are two double bedrooms, both with windows to the rear. There is a further single bedroom/office with window to the front. Completing the accommodation is the bathroom with window to the front fitted with a three piece white suite with shower over the bath.

Externally, there is a fully enclosed rear with garden with patio and artificial lawn. A gate from the rear garden leads to a well-maintained residents parkland. The property also benefits from a single garage.

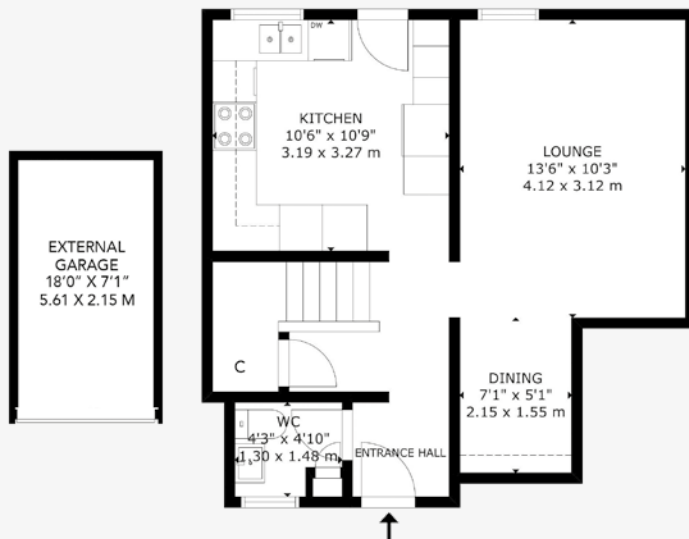
Early internal viewing is essential to fully appreciate this lovely, well-proportioned home.

A residents association, Southfield Association, is in place for the upkeep of the shared parkland in the development with an annual payment of approximately £250.

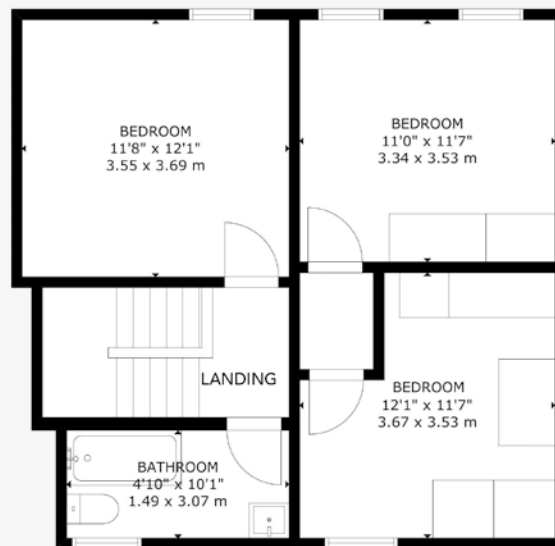
Barnton is located approximately 2 miles to the west of Edinburgh and offers easy access into the city centre in addition to a range of local shops close by at Whitehouse Road and on Queensferry Road. There is also a Tesco supermarket and Post Office at Davidson's Mains, and large Sainsbury's and Marks & Spencer supermarkets just a little further afield at Craigleith Retail Park. There are local primary and secondary schools along with private schools including Cargilfield which is located a very short walk from the house. For nature lovers, there are some lovely walks and running trails within easy reach at Corstorphine Hill and there is a footpath along the nearby River Almond which leads down to the shore at Cramond. The property also offers easy access west by car to Edinburgh Airport and the Edinburgh City By-Pass which gives access to the central Scotland motorway network.



Ground floor



First floor



## Accommodation

|              |               |                 |
|--------------|---------------|-----------------|
| Lounge:      | 4.11m x 3.12m | (13'6" x 10'3") |
| Dining Area: | 2.16m x 1.55m | (7'1" x 5'1")   |
| WC:          | 1.3m x 1.47m  | (4'3" x 4'10")  |
| Bedroom 1:   | 3.56m x 3.68m | (11'8" x 12'1") |
| Bedroom 2:   | 3.35m x 3.53m | (11' x 11'7")   |
| Bedroom 3:   | 3.68m x 3.53m | (12'1" x 11'7") |
| Bathroom:    | 1.47m x 3.07m | (4'10" x 10'1") |
| Garage:      | 5.49m x 2.16m | (18' x 7'1")    |

## Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

**Aberdein Considine**  
**40-44 Elm Row, Edinburgh, EH7 4AH**  
**47 Lothian Road, Edinburgh, EH1 2DJ**

**edi@acandco.com**  
**acandco.com**  
**0131 222 9000**

## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



**Aberdein Considine**