



64 Barntongate Drive
BARNTON | EDINBURGH | EH4 8BY


warners
solicitors & estate agents



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Nestled in a quiet cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting a wide driveway, a garage and a South-West facing rear garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance hallway, a stunning kitchen/dining space with attractive and sleek kitchen units and worktop, underfloor heating, garage access and large patio doors directly flowing through to the garden and lying off the entrance hall is a useful WC compartment. Following up a stylish staircase the upper level enjoys a bright dual aspect lounge with generous living space, there are two well-proportioned double bedrooms (one with built-in wardrobes) and the home is completed by an exquisite bathroom featuring a modern white suite, eye-catching tiled surrounds and matt black shower, taps and heated towel rail. Externally the secluded sunny rear garden is mainly laid to lawn with a decked section ideal for al fresco entertaining and a superb garden room ideal as a home office or gym.

- Terraced home in luxury move-in condition
- Driveway, garage and South-West facing garden
- Dining kitchen, dual aspect lounge, Two double bedrooms
- Stylish bathroom and a W/C.
- Gas central heating and double glazing.

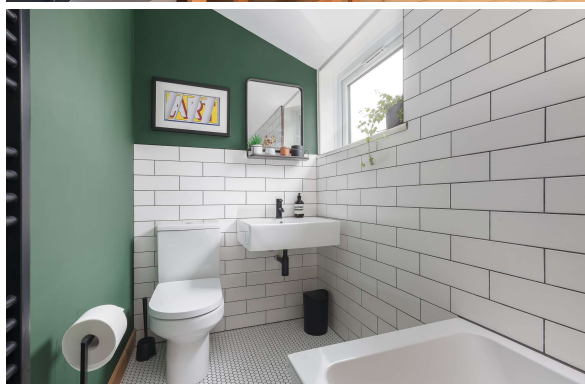
Energy Rating D. Council Tax D.

All fixtures, fittings, integrated kitchen appliances, dishwasher, fridge - freezer and blinds will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Barnton has long been regarded as one of Edinburgh's most sought after areas, lying close to wooded countryside and partly bounded by the River Almond as it winds its way to the Firth of Forth. Barnton is home to the Royal Burgess and Bruntsfield Links Golf Clubs and Barnton Park Tennis Club. Sitting on Whitehouse Road, close to its junction with Queensferry Road, is a row of shops including a gift/ coffee shop, Co-op, chemist and post office. Schooling is well represented from nursery to senior level. A short drive away lies Cramond, which has a lovely beach and an historic Kirk. The Gyle Centre has a great selection of shops and is only a short journey away, whilst a large Sainsbury's Supermarket and other major stores are located at nearby Craigmile Retail Park. There is easy access to Edinburgh Airport, the City Bypass, the central motorway network and The Forth Road Bridge. Edinburgh's City Centre is easily accessible via a regular bus service.

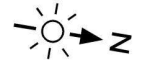
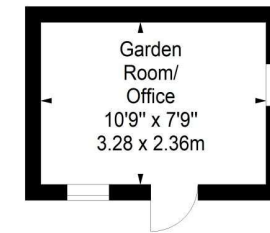




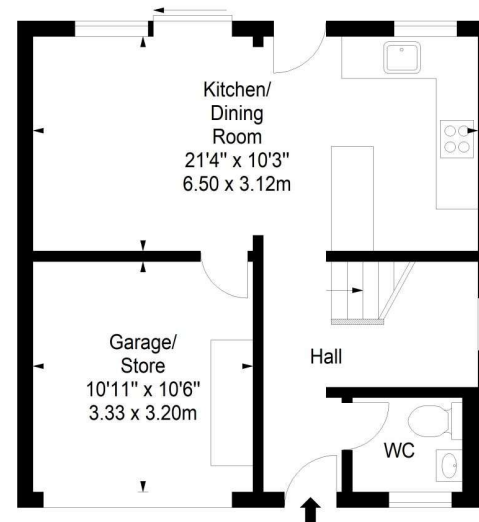
**Barntongate Drive,
Edinburgh,
Midlothian, EH4 8BY**



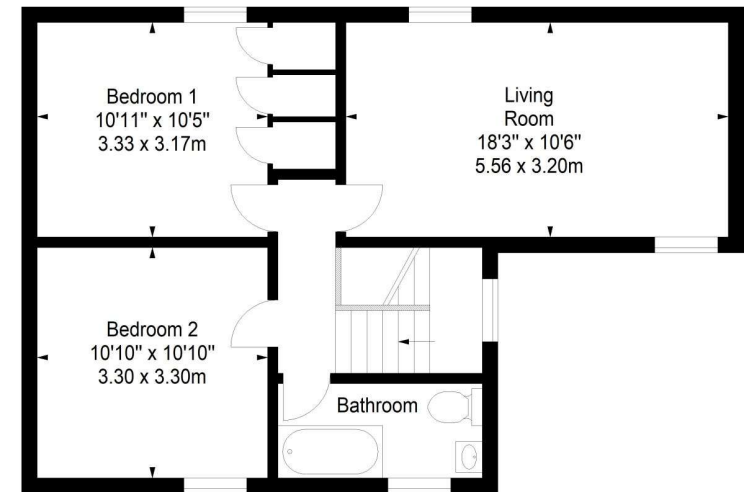
Approx. Gross Internal Area
915 Sq Ft - 85.00 Sq M
Garage/ Store
Approx. Gross Internal Area
116 Sq Ft - 10.78 Sq M
Garden Room/ Office
Approx. Gross Internal Area
83 Sq Ft - 7.71 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor