



Offers Over

**£315,000**

## 21 Parkgrove Drive

Barnton | Edinburgh | EH4 7QH

Stylish and beautifully presented two-bedroom extended main door lower villa quietly situated within the ever-popular Barnton district. Benefiting from a private garden and driveway providing excellent off-street parking, the property offers fantastic-sized accommodation and is ideally positioned close to a range of local amenities and convenient transport links. Presented in very good condition throughout, this is an ideal purchase for couples, first-time buyers and those looking to downsize.

 2 bedrooms

 2 public rooms

 1 bathroom

 Private garden

 Driveway

 EPC Band - D

 Council Tax Band - D



## Description

An inviting entrance vestibule leads into the hallway, which benefits from a large storage cupboard. The bay-windowed reception room is bright and spacious, with an electric fireplace providing an attractive focal point and ample space for a range of lounge furniture. A lovely spot to relax and unwind. The modern fitted kitchen is well appointed with a range of integrated white goods and under-unit lighting. The kitchen provides access to a useful sun room, which offers a fantastic additional reception space with a variety of uses. This would be ideal for entertaining, enjoying more formal meals or as a second recreation room, while a door provides direct access to the rear garden. The principal double bedroom is a generous room with fitted wardrobes, providing excellent storage and plenty of space for freestanding furniture. Bedroom two is another comfortable double bedroom with fitted wardrobes and offers more flexibility, with scope to use the room as a guest bedroom, home office, study or additional living space if preferred. The smart, modern shower room is well presented and fitted with a contemporary walk-in rainfall shower.



Further benefits include gas central heating and double glazing.

## Gardens & Parking

Externally, the property benefits from a private front garden and driveway providing off-street parking. The rear garden is laid with artificial grass and features a patio area and greenhouse, providing a pleasant and easily maintained outdoor space.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

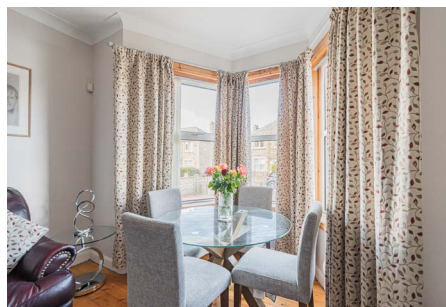
By appointment through Neilsons 0131 625 2222.





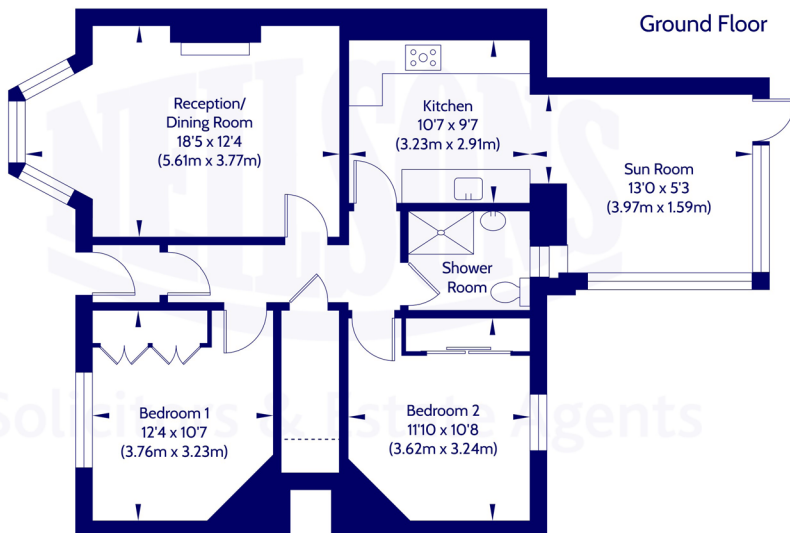
## Location

The property is situated in a prime residential area of Barnton which is well served by local retailers including a Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait, Davidson's Mains and Corstorphine. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Queensferry Crossing are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.





Approx. Gross Internal Floor Area 82 Sq M / 880 Sq Ft.



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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