



9 Barnton Park Place

Barnton | Edinburgh | EH4 6ET

This impressive, beautifully presented extended semi-detached villa with lovely private gardens, driveway and garage, is pleasantly situated within a quiet cul-de-sac setting enjoying a fantastic residential location in the sought-after area of Barnton. The attractive accommodation would make an ideal purchase for the growing families and internal viewing is highly recommended.

-  5 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Driveway and garage
-  Front and rear gardens
-  EPC rating – D
-  Council tax band - F



Description

In brief the accommodation comprises; welcoming entrance hallway with WC located off, generously proportioned and bright dual-aspect reception room/dining room with door providing direct access to the rear garden, contemporary fitted breakfasting kitchen with door to rear, light and airy principal bedroom with fitted cupboard, four further well proportioned bedrooms, stylish shower room together with a separate modern family bathroom comprising of a three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated hob, integrated double oven, integrated dishwasher, integrated washing machine and integrated fridge/freezer.

Gardens, Driveway & Garage

A real feature of this property is the private garden grounds which offer a high degree of privacy to the rear. The private garden to rear has been landscaped with areas of patio and artificial turf for ease of maintenance. There is a further well maintained private garden to the front together with a driveway which leads to the single garage.

Viewing

By appointment through Neilsons (0131 625 2222).





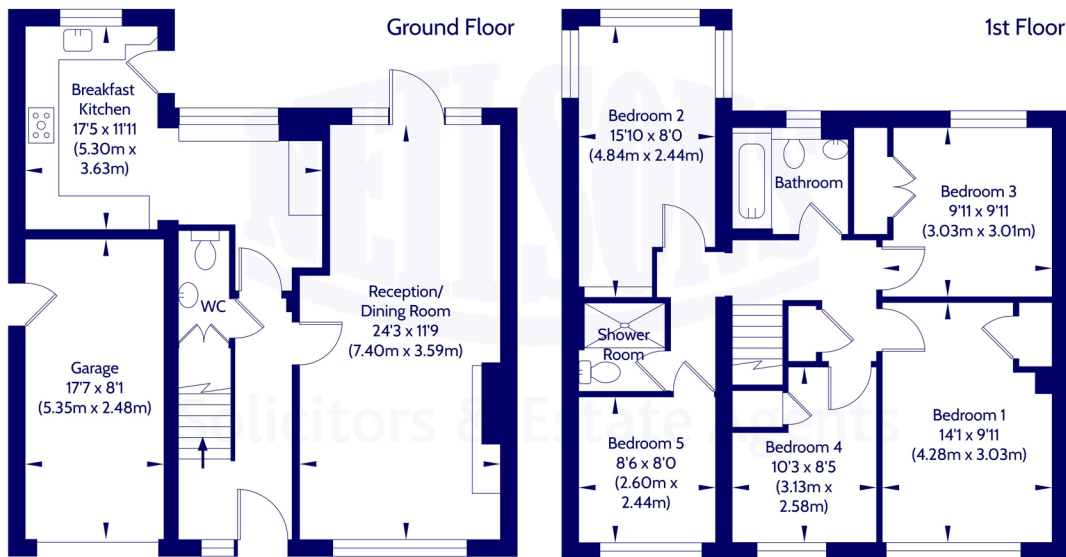
Location

Barnton has long been established as one of Edinburgh's most sought-after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day-to-day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with a large Marks and Spencer and a good choice of high street named stores. Highly regarded schooling is available within both the state and private sectors and an array of sporting and recreational facilities are also close at hand. For the commuter, excellent road links connect quickly to Edinburgh International Airport, the bypass and Central Motorway Network and swift access to the city centre is provided by regular local bus services. Of particular note are the wonderful parks and open spaces offering delightful coastal and riverside walks, an excellent choice of local dog walks and the home is ideally placed for the golfing enthusiast, being close to The Royal Burgess and Bruntsfield Links.





Approx. Gross Internal Floor Area 121 Sq M / 1297 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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