



Barnton

21 Strathalmond Park
EH4 8AH



Link Detached House

OFFERS OVER £475,000

- Hallway
- Living room
- Dining room
- Kitchen
- Shower room
- 4 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private front, side and rear gardens
- Garage
- Attic storage
- Offers flexible family accommodation



Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this 4 bedroomed linked detached villa set within a peaceful residential area in the highly sought-after area of Barnton. Ideally positioned close to a wide range of everyday amenities, well-regarded primary and secondary schools, and excellent public transport links providing easy access to Edinburgh City Centre. Edinburgh Airport and the major motorway network are also conveniently located just a short drive away.

The property opens to a hallway with two built in storage cupboards, stairs to the upper level, and much of the accommodation off. The living room is front facing and enjoys a dual aspect with plentiful natural light and an electric powered fireplace within a surround. To the rear of the house is a spacious dining room which gives access to the kitchen. The rear facing galley kitchen has base and wall units, integrated oven with electric hob, dishwasher, freestanding fridge, washing machine and gives access to the garage. Completing the downstairs accommodation is a front facing shower room with tiled walls, WC with concealed cistern, wash hands basin within a vanity int and a main powered shower unit.

Upstairs, the landing has a built-in storage cupboard, hatch to the attic and the rest of the rooms off. The master bedroom is situated to the front and enjoys a dual aspect and built in double wardrobes. To the rear a second double bedroom features built in mirrored wardrobes. The third bedroom is situated to the front, and the fourth bedroom is situated to the rear and has a built-in wardrobe. Completing the accommodation is a rear facing family bathroom with tiled walls, bath with shower attachment, WC, wash hand basin and built in storage cupboard.

The property further benefits from a private garage (accessible via the kitchen) (accessible via the kitchen) which houses a tumble dryer, fridge and a freezer. Further benefits include leafy private front, side and rear gardens with privacy via mature hedges and a patio area ideal for alfresco dining, gas central heating, double glazing, a private driveway and an attic.

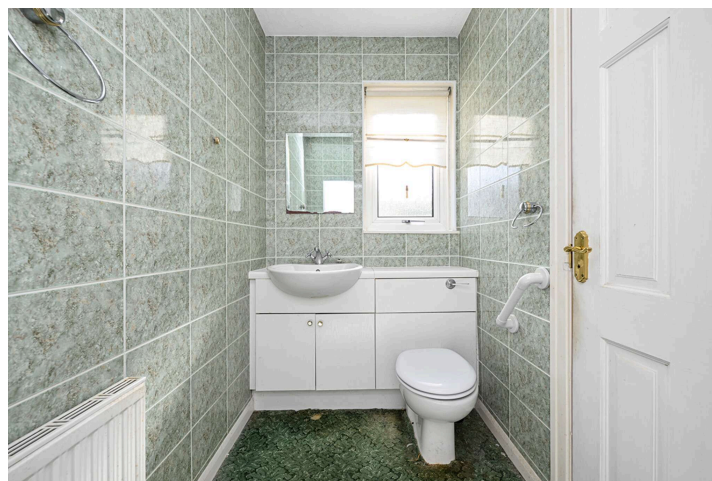
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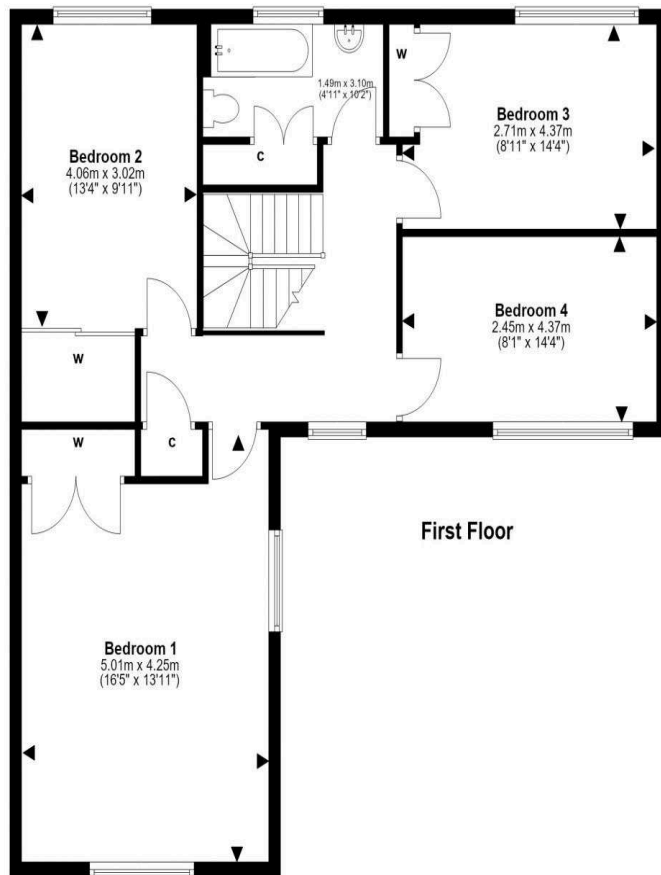
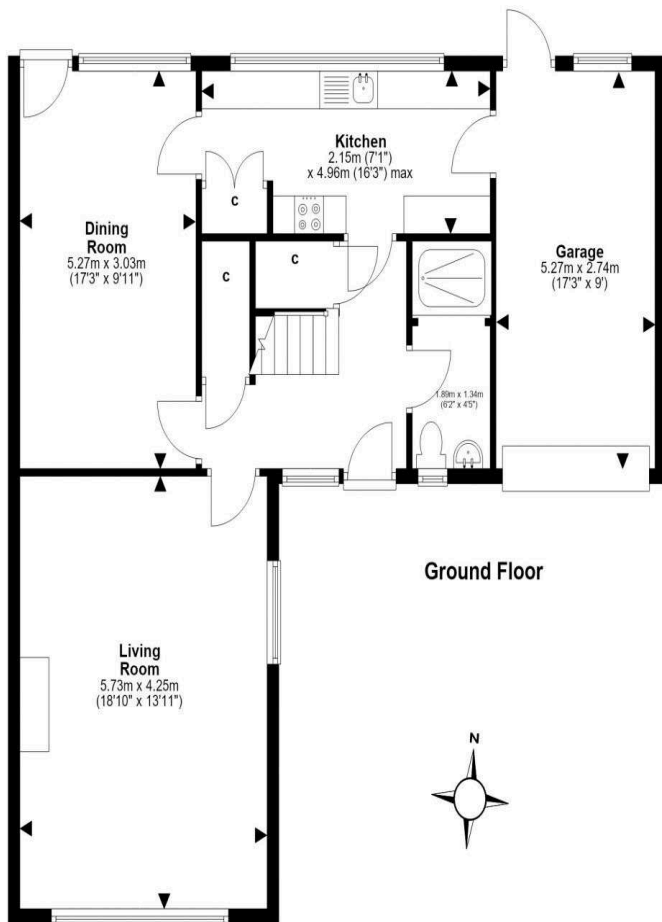
To include the aforementioned white goods, carpets curtains/blinds, and sheds (no warranties to be given). Furniture in the dining room is also open to separate negotiation.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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