



97a Parkgrove Terrace, Bampton, Edinburgh, EH4 7RT

Light & Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens

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Property Description

Light and tastefully presented, three-bedroom, semi-detached family home, with gardens and an allocated parking space. Located in a modern, factored development, in the popular Barnton area, west of Edinburgh city centre.

Comprises an entrance hall, a living and dining room, a kitchen, three flexible bedrooms and a family bathroom.

Freshly prepared for the market with new front and rear doors, new double glazing, new carpeted flooring and light neutral decor throughout. In addition, there is gas central heating, an alarm system; and good storage including integrated wardrobes for bedrooms one and two, and a loft space.

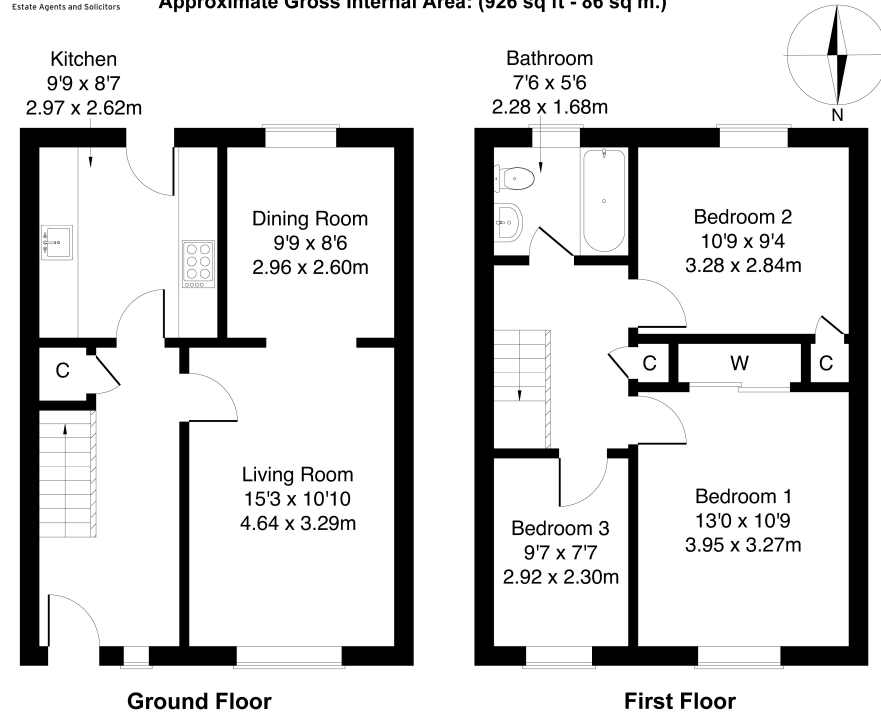
Externally, the property benefits from a lawn to the front; whilst a south-facing terraced rear garden includes a lawn, a paved patio, a quality 'Uhut' shed, and a gate to the residential parking.

A generous entrance hall offers space for outerwear and provides access throughout the ground floor, including an under-stair storage cupboard. A spacious, dual-aspect semi-open public room gives a flexible lounge and dining space, with carpeted flooring, plain coving, and two pendant light fittings. Set to the rear, the kitchen has a door leading to the garden, whilst fitted units include wood-effect worktops, a sink with a drainer, and an integrated dishwasher, oven and gas hob.

On the first floor, bedroom one is set to the front, offering a generous room for freestanding furnishing, and features carpeted flooring, light decor, and a built-in wardrobe with mirror sliding doors. Two further well-presented bedrooms are set to opposite aspects, similarly finished with carpeted flooring and light decor, with bedroom two featuring built-in storage. Completing the accommodation, set to the rear, the bathroom is fitted with a three-piece suite including a rainfall shower over the bath and contemporary wall panelling.

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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Barnton is a popular and established residential area with schooling at all levels, easy commuter travel, extensive amenities, and a wide range of housing types. There is local shopping on Queensferry, Drum Brae and St. John's roads, whilst a 24-hour Tesco superstore and the nearby Gyle Shopping Centre offer a more extensive range of high-street names. Numerous family-friendly

public parks can be found in the area, together with the woodlands of Corstorphine Hill, whilst leisure facilities include the Drum Brae Leisure Centre, Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. The area has regular public transport to both Edinburgh city centre and further afield and benefits from a range of highly-regarded nurseries and schools at all





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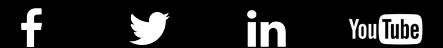
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