



Estate Agents and Solicitors

4 Bamton Park Crescent, Edinburgh, EH4 6EP

South-Facing, Four-Bedroom, Detached Home with Gardens & Driveway

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Enjoying a desirable south-facing position with an open outlook onto a stunning wooded area, this impressive four-bedroom detached family home is set in the sought-after area of Barnton, to the northwest of Edinburgh city centre. Boasting generous living space, stylish interiors, private gardens, and a driveway, the property offers an ideal layout for modern family living.

Comprises an entrance hall, living room, dining room, kitchen, family room, four flexible bedrooms, an en-suite shower room, family bathroom and a ground floor WC.

Highlights include a stylish, fully integrated kitchen, luxury bathroom suites, and an impressive 'cathedral roof' extension. Further highlights include a semi-converted garage offering a games/gym and utility space, and good storage, including a loft. In addition, there is gas central heating, double glazing, skylight windows, multiple TV points, and an integrated fireplace for the lounge.

With a driveway to the front, the generous plot features immaculate gardens with an eclectic mix of planting, good-sized lawns, and patio areas.

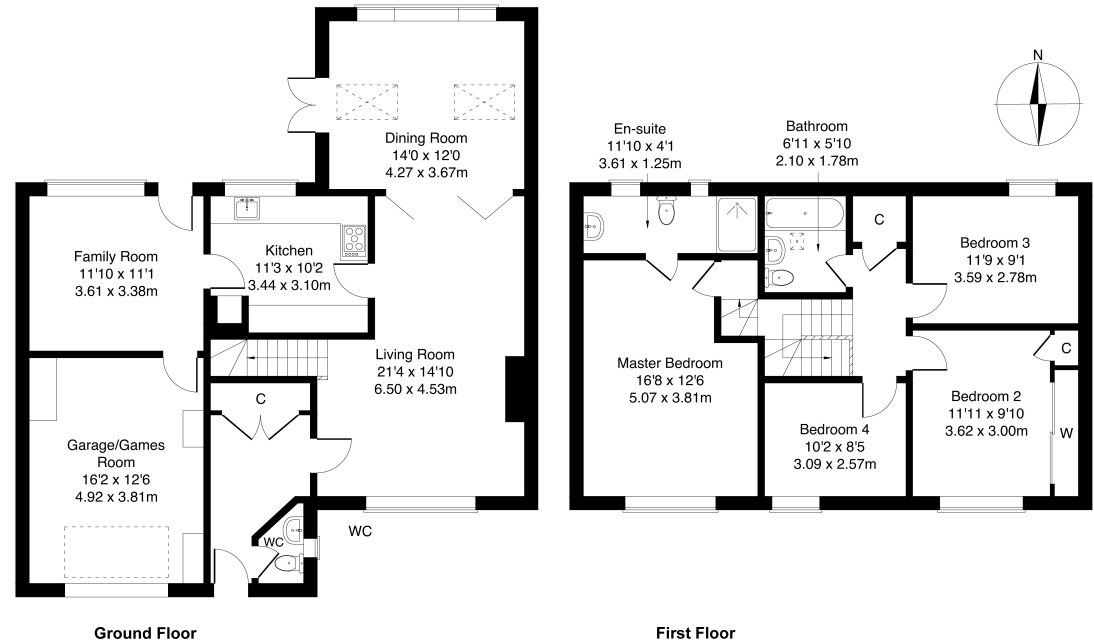
Upon entering, a welcoming hallway with built-in storage leads to a contemporary WC and a bright, spacious living room featuring a cosy electric fire, carpeted flooring, and patio doors opening onto the front garden. French doors connect to a stunning cathedral-style rear extension with full-height windows and patio doors, creating a light-filled dining area with seamless garden access — perfect for entertaining. The stylish kitchen, accessed from the lounge, is fitted with sleek units and worktops, a tiled surround, a sink, and integrated appliances including a double eye-level oven, induction hob, fridge/freezer, dishwasher, and washing machine. Just off the kitchen, a versatile family room offers additional living space and direct garden access, as well as internal access to the garage, currently arranged as an entertainment room.

Upstairs, the generous master bedroom features a skylight, spotlights, and a modern, fully-tiled en-suite shower room. Two further well-proportioned double bedrooms are set to opposite aspects, with one benefiting from mirrored built-in wardrobes. A fourth bedroom to the front offers flexible use as a study or home office. A stylish, fully-tiled family bathroom completes the accommodation, fitted with an elegant three-piece suite, including an oval bath and a ladder-style towel radiator.



4 Barnton Park Crescent, Edinburgh EH4 6EP

Approximate Gross Internal Area: (1819 sq ft - 169 sq m.)





Area Description

Barnton is a highly sought-after residential area located just five miles west of Edinburgh's city centre. It offers convenient access to a variety of local and supermarket shopping options in nearby Davidson's Mains, while more extensive retail experiences can be found at The Gyle Shopping Centre and Hermiston Gait Retail Park, as well as eateries and cafes, including the Herringbone Barnton, within a short walk away. The area boasts excellent amenities and leisure facilities, including the prestigious Royal Burgess and Bruntsfield golf courses, tennis courts at Barnton Park, and the expansive green space of Davidson's Mains Park. Families are well-served by reputable local schools, such as the Royal High School, with a range of private education options also within easy reach. Barnton's prime west-of-city location ensures quick connectivity to the city bypass, central motorway network, Edinburgh Airport, and the Queensferry Crossing.











Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.