



## 35 Barnton Park Crescent, Edinburgh, EH4 6ER

Rarely Available, Architect-Designed, Four-Bedroom, Detached Home with Gardens & Driveway

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# Property Description

Rarely available, architect-designed, four-bedroom, detached family home, finished to the highest of standards, with generous gardens, and a driveway. Immaculately presented and spacious, positioned in the leafy and highly sought-after residential area of Barnton, north west of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining and kitchen, utility room, four double bedrooms, two en-suites, and a family bathroom.

Featuring an exceptional south-facing open-plan living space, with skylight windows and bi-fold doors opening to a composite patio deck. Highlights include a quality kitchen with quartz worktops, luxury fitted bathrooms, and continuous engineered wood flooring on both floors.

Further highlights include underfloor heating throughout, a ventilation system, and a solid wood staircase with an open mezzanine. In addition, there are extensive bespoke storage solutions throughout, and an integrated bike store with a remote-controlled door and an adjoining storage shed.

Externally, the property boasts a multi-vehicle driveway to the front, woodland is adjacent to the rear garden with a lawn, hot tub, and an entertaining area with a sink, fire-pit and lighting.

Flooded with natural light, an impressive reception hall gives access to the public room, two ground-floor bedrooms and the family bathroom. An exceptional open-plan living space offers lounge, family and dining areas, featuring an integrated fireplace with remote control, recessed lighting, bi-fold doors to the garden and a skylight window, perfect for family living and entertaining. A stylish kitchen is open to the family space, with luxury quartz worktops and breakfast bars, and a range of integrated appliances, together with a fitted fridge/freezer. Set off the kitchen is a utility room with further fitted worktops and units, and an innovative remote controlled, adjustable ceiling drying rack. Set to the front are bedrooms three and four, both featuring bespoke storage, whilst the generous bathroom includes a freestanding oval bath and a separate shower cubicle.

On the first floor, there are two further generous double bedrooms, both featuring integrated wardrobes and engineered wood flooring continued from the mezzanine upper hall. Bedroom two includes a generous en-suite shower room, with the master bedroom featuring a further exceptional en-suite bathroom with a second freestanding oval bath and a separate walk-in shower cubicle.

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**35 Barnton Park Crescent, Edinburgh EH4 6ER**  
Approximate Gross Internal Area: (1959 sq ft - 182 sq m.)









# Area Description

Barton 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. The area boasts excellent amenities and leisure facilities, including the prestigious Royal Burgess and Bruntsfield golf courses, tennis courts at Barton 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. Barton's prime west-of-city location ensures quick connectivity to the city bypass, central motorway network, Edinburgh Airport, and the Queensferry Crossing.























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