



27 Barntongate Drive, Barnton, Edinburgh, EH4 8BE

Flexible Four-Bedroom, Semi-Detached House

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Property Description

Tastefully-presented and spacious, four-bedroom, semi-detached family home with private gardens, driveway and an adjoining garage. Set on a generous plot located in the sought-after Barnton area, lying to the north-west of Edinburgh city centre. Comprises an; entrance hallway, living room, kitchen, sun room, four double bedrooms, and two bathrooms.

Features include a fitted kitchen with appliances, bright bathroom suites, contemporary flooring, and an impressive gas fireplace for the lounge. In addition, there is gas central heating, double glazing, multiple TV points, and a partitioned garage with power and lighting for a converted office/workshop. Externally there is a multi-vehicle driveway to the front; whilst a generous rear garden includes a lawn and wood-decked patio.

A generous reception hallway offers space for outerwear and convenient storage provision with access to a deep built-in under-stair store. With wood-effect flooring that carries through from the hall, the rear-set lounge has a feature gas fireplace with tasteful surround, decorative cornice work, and a central light fitting.

The kitchen affords space for a breakfast table and access to the sunroom, whilst also offering fitted units with stone-effect worktops, a tiled surround, and a sink set below a window overlooking the private rear garden. Appliances include an integrated oven and gas hob and space for other freestanding appliances. (The garage has a utility area with space for further whitegoods.)

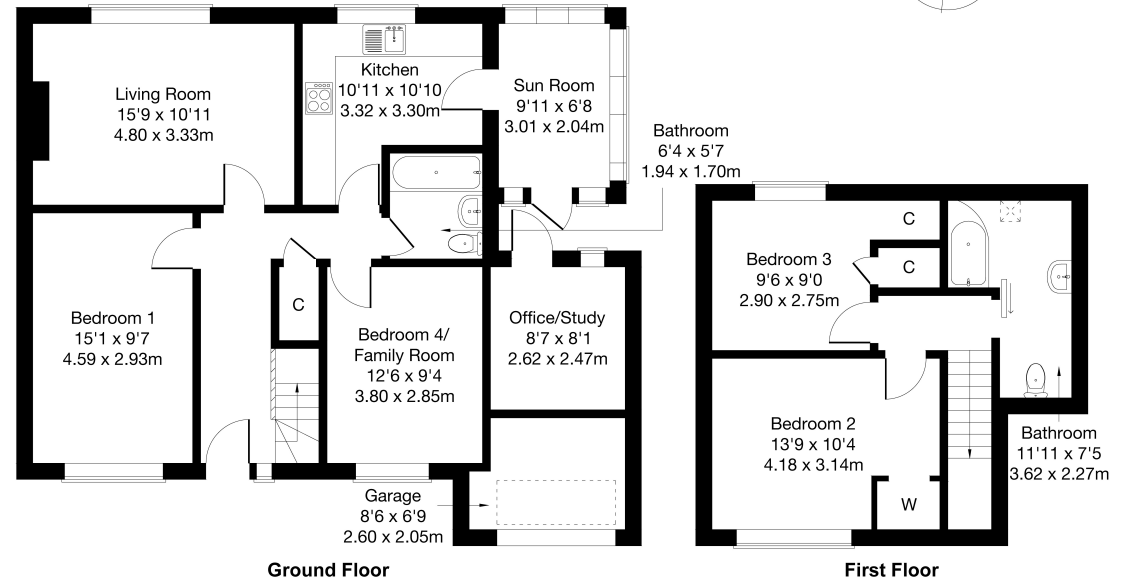
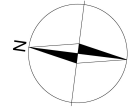
With a wall-mount TV point, the front-facing family/TV room offers a flexible space that could be used as a fourth bedroom. Well-proportioned bedroom one is set to the front with ample space for freestanding storage, carpeted flooring and a central pendant light fitting. A family bathroom is set internally off the hall and has a modern suite including a shower over the bath and a skylight window.

On the first floor, two carpeted double bedrooms are set to both aspects with excellent storage provision available in bedroom two with eaves access; whilst a second bathroom has a skylight window and is fitted with a two-piece suite and a large corner bath.



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Approximate Gross Internal Area: (1324 sq ft - 123 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 desirable residential area, with good local shopping on Whitehouse Road, Davidson's Mains, supermarkets in Corstorphine and Craigleith retail park, and further extensive retail shopping to be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. Well-regarded local schooling is available at Davidson's Mains and Fox Covert primaries, along with The Royal High and St. Augustine's. Recreational facilities within

the area include the Drumrae Leisure Centre, the exclusive David Lloyd Gym, the Cramond shore, Corstorphine Hill, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as well as a number of golf courses. This west-of-city location allows for quick access to the city bypass and further onto the motorway network, Edinburgh Airport and the Forth crossing.





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