



4 Bamton Loan, Edinburgh, EH4 6JQ

Tastefully Presented & Flexible Four-Bedroom, Detached Bungalow with a Multi-Vehicle Driveway

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Property Description

Tastefully presented and spacious, flexible three/four bedroom, detached bungalow, gardens and a multi-vehicle driveway. Set off a private lane of a secluded cul-de-sac, in the prestigious Barnton area, lying north-west of the City Centre.

Comprises an entrance hallway, living/dining room, kitchen, family/bedroom, three double bedrooms, a shower room, family bathroom, and an adjoining office/utility room.

With a flexible floor plan and generously proportioned rooms, there is extensive oak-wood flooring, contemporary lighting and leafy views to all aspects. In addition, there is HIVE gas central heating, double glazing, multiple TV points, and super storage, including a loft.

Further features include an alarm system and a converted office and utility room with soundproofed and insulated walls. An enviable plot is enclosed with tall hedging, featuring lawns, established trees and shrubbery, patios, three sheds and a summer house.

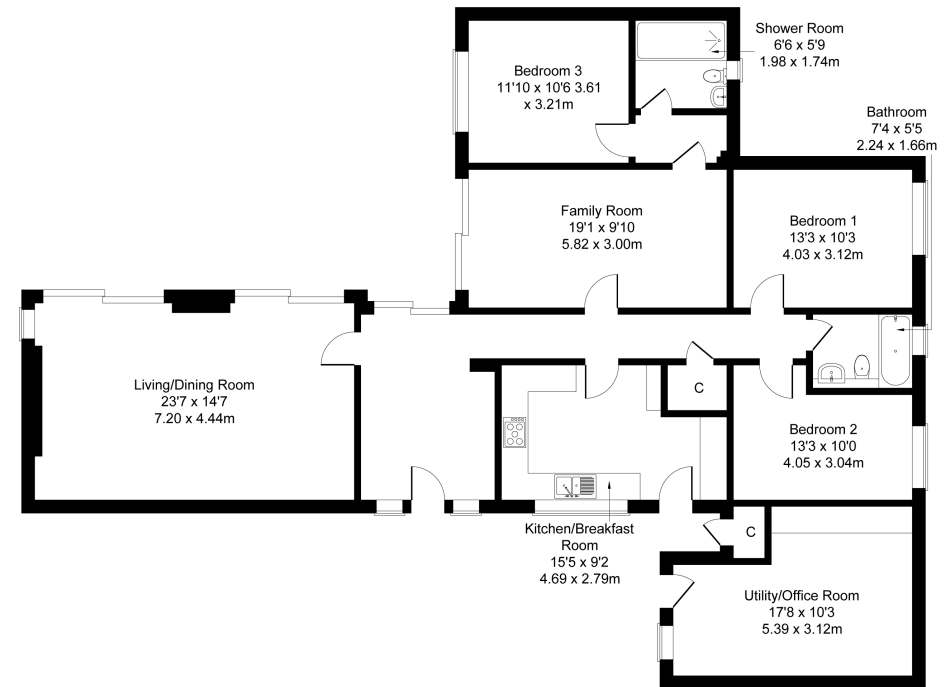
A spacious entrance welcomes you into the home, leading to the open-plan living and dining room with contemporary wood-effect flooring throughout and direct access to the private garden, perfect for entertaining. Towards the front of the property sits the kitchen, finished with tiled flooring, modern countertops, a tiled splashback, a sink with drainer, generous cupboard space, and integrated appliances including an oven, five-ring gas hob with canopy, dishwasher, and fridge-freezer.

Adding further convenience, a large utility/office space is set to the side, complete with a washing machine and tumble dryer. Opposite the kitchen is a versatile family room with wood-effect flooring, positioned alongside bedroom three, which benefits from its own en-suite shower room. Bedroom two also enjoys contemporary wood-effect flooring and offers excellent proportions, while the master bedroom provides ample space for free-standing furniture and a large window that floods the room with natural light. Completing the home is the family bathroom, fitted with a three-piece suite including a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (1679 sq ft - 156 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 highly desirable residential area located approximately five miles west of Edinburgh city centre. Renowned for its peaceful surroundings and family-friendly atmosphere, the area benefits from a wealth of amenities and excellent transport links. Local shopping is easily accessible in nearby Davidson's Mains, which offers a variety of independent retailers and supermarkets, while larger retail destinations such as The Gyle Shopping Centre and Hemiston Gait Retail Park are just a short drive away. Leisure options abound, with both Royal Burgess and

Bruntsfield Links golf courses nearby, as well as tennis courts at Barnton Park and the open green spaces of Davidson's Mains Park. Barnton is served by well-regarded local schools, including the highly respected Royal High School, with several private schooling options also within easy reach. Its prime west-of-city location provides quick and convenient access to the City Bypass, Edinburgh Airport, the central motorway network, and the Queensferry Crossing.





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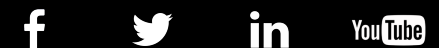
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