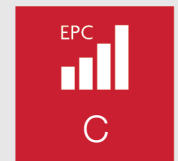
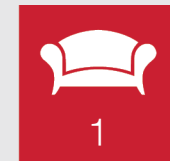




**Thorntons**   
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39 Parkgrove  
Drive, Barnton

Edinburgh, EH4 7QG







## Summary

Accompanied by a multi-vehicle driveway, a single garage, and a private south-facing garden, this spacious upper villa features two double bedrooms with storage, a sunny breakfasting kitchen, a bay-fronted living/dining room, a contemporary shower room, and space for home-working. There is also potential to extend into the roof space, STPP. The appealing residence lies within easy reach of the city centre and major road links for travelling further afield.

Extras: All fitted floor and window coverings, light fittings, and freestanding/integrated goods are included in the sale.

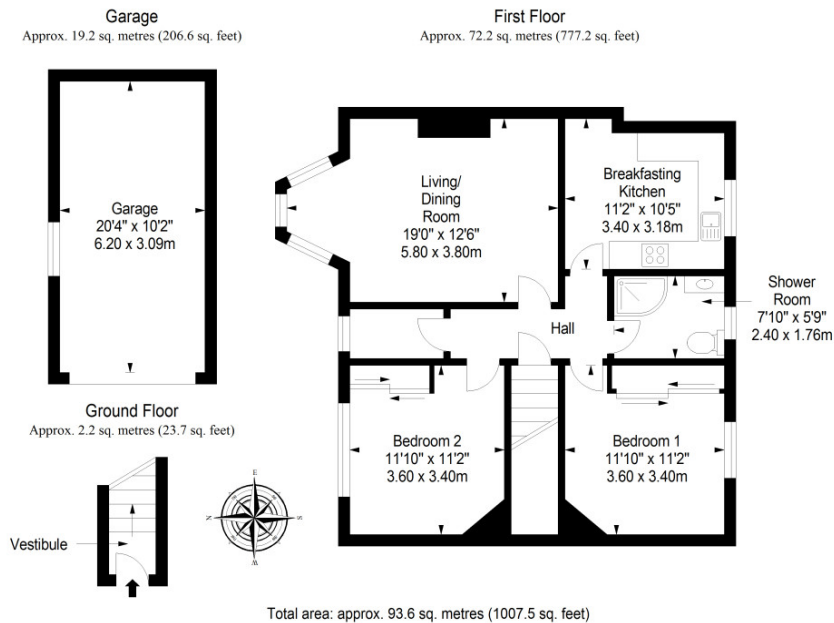
## Features

- Desirable suburban setting
- Traditional upper villa
- Entrance vestibule and hall (with naturally lit storage/study)
- Living/dining room with bay window
- South-facing breakfasting kitchen
- Two double bedrooms with storage
- Modern shower room
- South-facing rear garden
- Private multi-car driveway
- Detached single garage
- Gas central heating and double glazing





# Floorplan



# Thorntons

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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