



Estate Agents and Solicitors

44 Bamtongate Drive, Barnton, Edinburgh, EH4 8BY

Four Bedroom, Townhouse with Garden, Driveway and Garage

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Property Description

Four-bedroom townhouse, over four split levels with a private garden, driveway and garage, set in a quiet residential cul-de-sac in the desirable Barnton area of Edinburgh, to the west of the city centre.

Comprises an entrance vestibule, hall, living room, kitchen, four bedrooms, a bathroom and two WC's.

Features include a unique layout, gas central heating uPVC double glazing, TV and telephone points, and a large integral garage. Further features include a small paved rear garden and a private two-car driveway to the front leading to the integral garage.

The entrance vestibule serves a small WC and opens to the hall which has wood effect flooring, carpeted stairs leading to the landing and direct access to the garage, whilst bedroom four also includes a door to the rear garden.

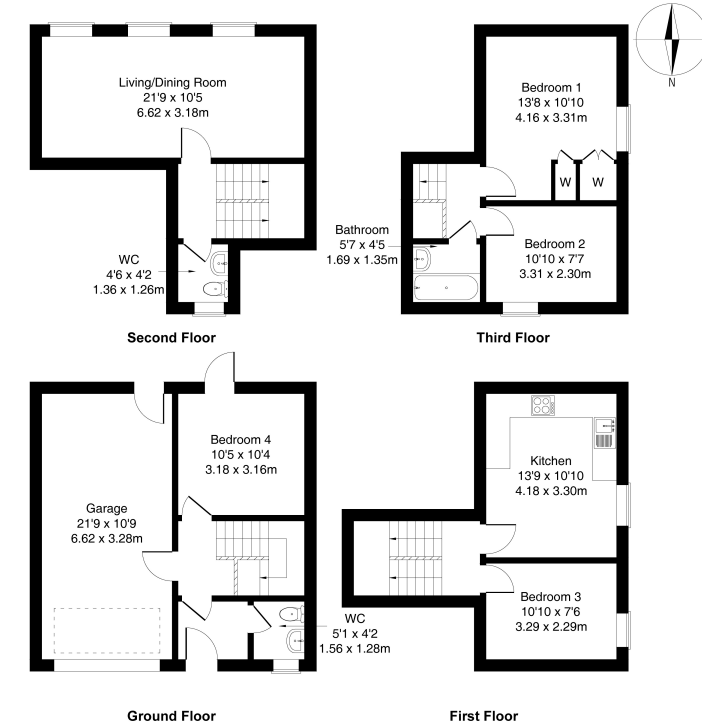
Bedroom three is set to the side of the property, as is the generously sized kitchen which is fitted with wall and base units, a stainless steel sink and has space for dining furniture. Appliances include an integrated gas hob, electric oven with extractor hood over, and space for further freestanding white goods.

On the second floor, the bright and spacious living room features laminate flooring, pendant lighting and ample space for lounge and dining furniture, with a contemporary WC set off the landing.

Bedrooms one and two are on the top floor, both including laminate wood flooring. Completing the accommodation, the bathroom is fitted with a basin and bath with a mains shower over and tiled splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1399 sq ft - 130 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 Craighleith retail park, and further extensive retail shopping to be found at The Gyle Shopping Centre and Hemiston 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 Drumbrae 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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