



**Thorntons**   
The right way to move

## 22 Barntongate Drive,

Barnton, Edinburgh,  
EH4 8BE



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## Summary

With its highly sought-after suburban location in Barnton, within easy reach of central Edinburgh, this generous, versatile semi-detached house is sure to appeal to a wide range of buyers. The family home boasts four double bedrooms (one of which is currently used as a dining room), two reception rooms, a well-appointed kitchen, and a bathroom, as well as an attic for excellent storage. Externally, 22 Barntongate Drive benefits from easy-to-maintain gardens, south-facing and enclosed to the rear, a paved multi-car driveway, and a single garage, providing excellent off-street parking. Additionally, the home is conveniently located near everyday amenities, schools, shops, parks, and transport links. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

## Features

- Semi-detached house in Barnton
- Entrance porch and hall with under-stair storage
- Living room with fireplace
- Conservatory with garden access
- Dining room, potential fourth bedroom
- Well-appointed kitchen
- Spacious main bedroom
- Two more double bedrooms with storage
- Attic for storage
- Bathroom with a handheld shower
- Utility room with a shower
- Low-maintenance gardens, sunny to the rear
- Private driveway and garage parking
- Electric heating and double glazing





“ A spacious and flexible family home with four bedrooms, two reception rooms and a family bathroom, as well as excellent storage capacity.”











“This four-bedroom property is set within easy reach of excellent amenities, schools, shops, supermarkets, restaurants, parks, the beach and transport links.”



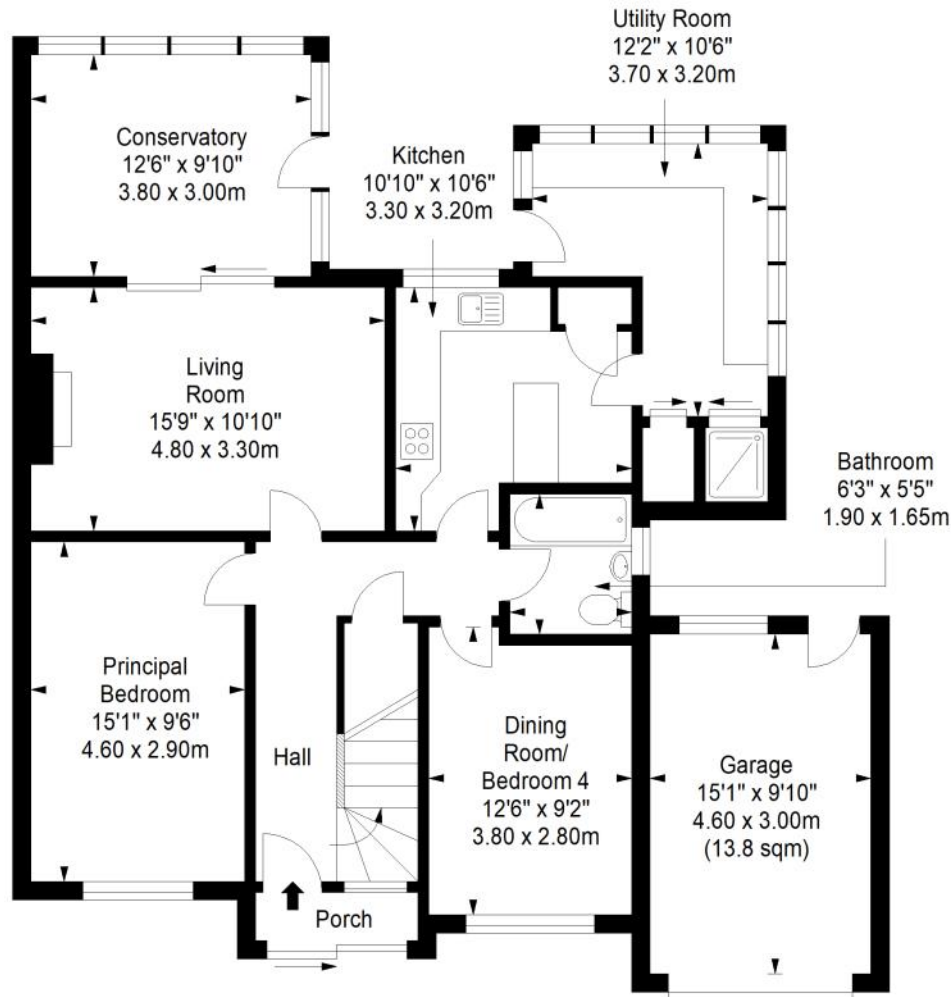




# Floorplan

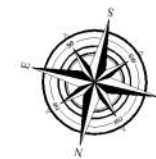
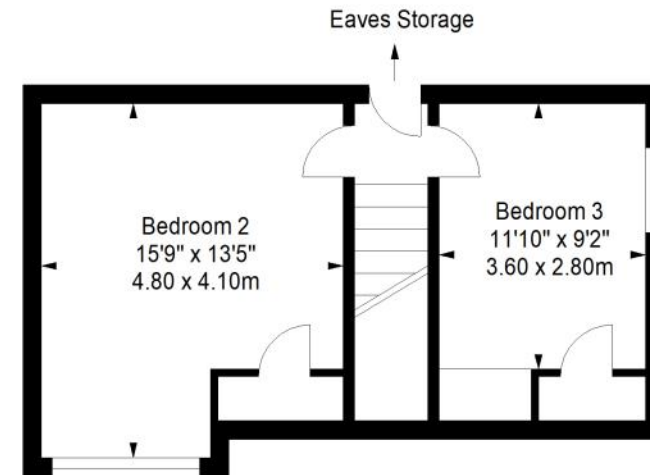
## Ground Floor

Approx. 91.0 sq. metres (979.5 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 132.7 sq. metres (1428.4 sq. feet)



# Thorntons<sup>↑</sup>

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