



Thorntons 
The right way to move

98 Barnton Park Avenue

Barnton, Edinburgh, EH4 6HE





Summary

Offering a spacious family home with a sought-after suburban address, this four-bedroom, one-bathroom detached house in leafy Barnton comes complete with a private driveway, an attached garage, and manicured gardens securely enclosed to the rear with a lovely sense of seclusion. The attractive modern interiors also boast plentiful built-in storage and a social open arrangement of living areas, with a southerly-facing sitting room open to a bright and stylish kitchen featuring a dining area and garden access.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Desirable suburban location
- Detached house with attractive décor
- Airy entrance hall with storage
- Southerly-facing living room (with log burner) open to:
 - Bright dining room with open access to:
 - Tasteful contemporary kitchen featuring garden access
- Four good-sized bedrooms with storage
- Bright bathroom with shower-over-bath
- Immaculate gardens, enclosed to the rear
- Private driveway
- Attached single garage
- Gas central heating and double glazing



“The bright open arrangement of living areas leading onto the garden allows for easy socialising as a family or with guests all year round.”







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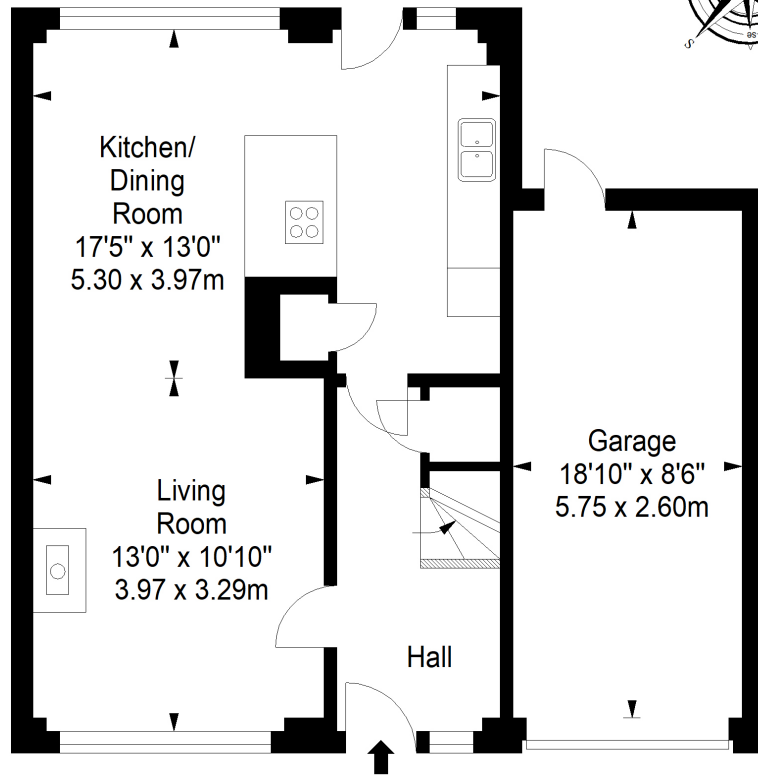
“Completing the home is multi-car private parking and a delightful garden reassuringly secure for children and pets.”



Floorplan

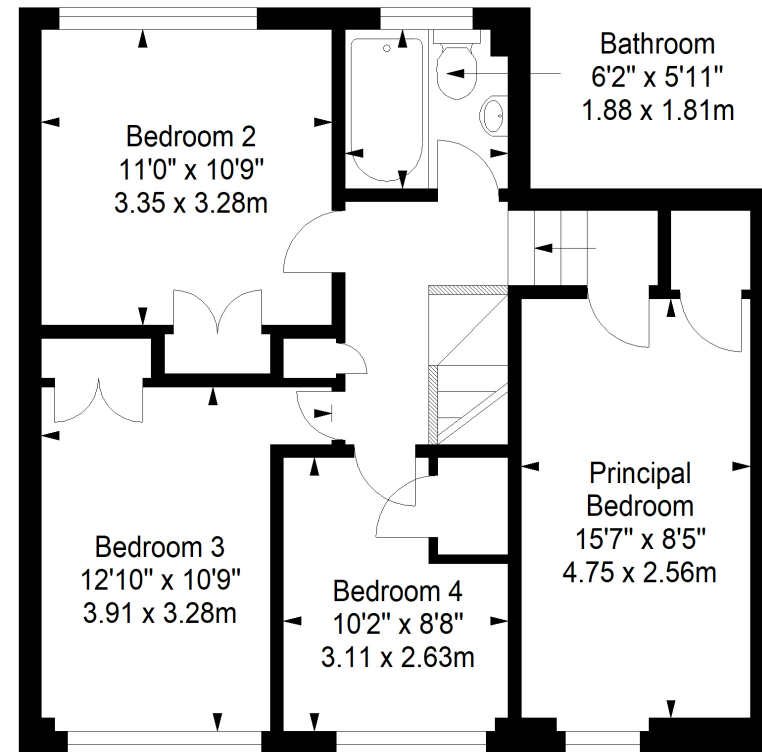
Ground Floor

Approx. 57.8 sq. metres (622.2 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



Total area: approx. 115.9 sq. metres (1247.6 sq. feet)



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