



8 Bamton Park Avenue, Bamton, Edinburgh, EH4 6ES

Beautifully Presented & Spacious, Four-Bedroom, Detached Home with Gardens & Driveway

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home with well-kept gardens and a driveway. Located in the leafy and sought-after residential area of Barnton, northwest of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen/family room, sunroom, utility room, four double bedrooms, two en-suite shower rooms, and a family bathroom.

Highlights include a bespoke extension creating an exceptional living space, with floor-to-ceiling glazing, and a quality integrated kitchen with an island. Further features include stylish bathroom suites, extensive oak wood flooring, contemporary lighting, a loft and two walk-in store rooms. In addition, there is gas central heating (new boiler 2024), double glazing, multiple TV points, and a wood-burning stove for the lounge.

This generous plot is enclosed with tall privacy hedging and established trees, with a lawn to the front together with a multi-vehicle driveway.

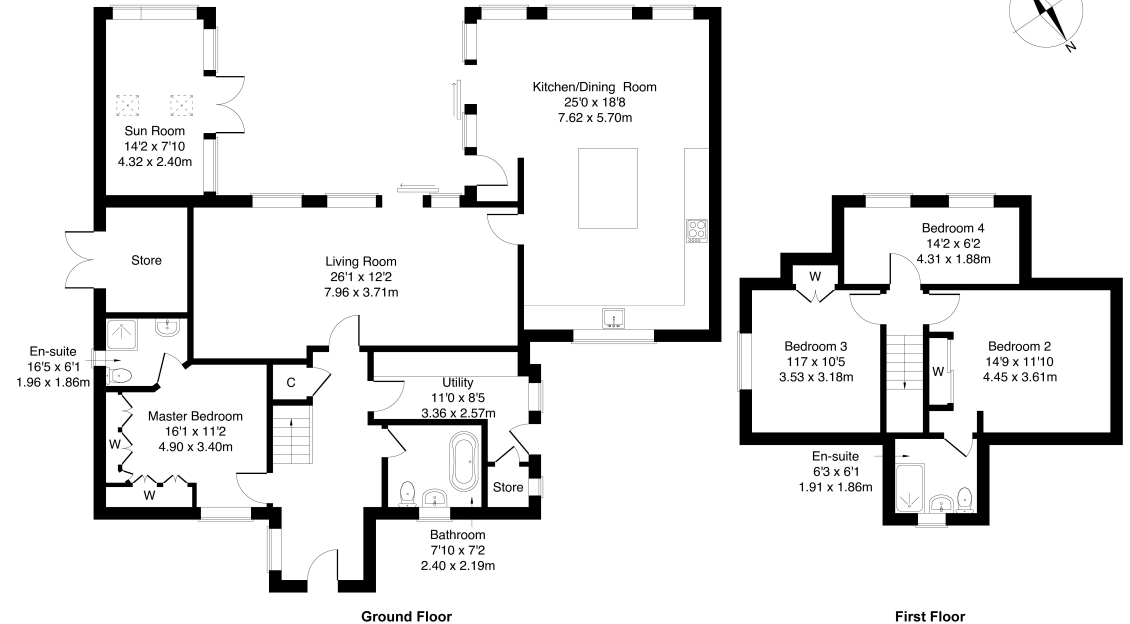
South facing to the rear is a large lawn including a paved patio with a pergola, a wood-framed hosting bar with a further patio, and a large storage shed.

A generous and welcoming reception hall offers ample space for outerwear and includes oak wood flooring which features extensively throughout the ground floor. Set to the rear, a flexible living room features extensive glazing, patio doors leading to the patio garden terrace and a wood-burning stove. An exceptional extension offers a further flexible family and dining room; whilst the kitchen is fitted with quality units and appliances, including real wood-worktops, a sink with spray pull tap, a range cooker, fridge/freezer, dishwasher, an oven and microwave. The kitchen island has a granite work surface, a wine fridge and cooling drawers; while the utility room has fitted storage and worktop, and a side aspect door.

Set to the front, a tastefully finished master bedroom features integrated wardrobes and an en-suite shower room; whilst completing the ground floor, a full-tiled bathroom has a stylish suite including a freestanding bath. On the first floor, there are two double bedrooms, with built-in wardrobes, and an en-suite shower room for bedroom two. A fourth flexible bedroom overlooks the rear garden and is currently used as an office.

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Approximate Gross Internal Area: (1884 sq ft - 175 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.





Area Description

Barton is a desirable residential area, just five miles west of the city centre. A range of local and supermarket shopping is available in nearby Davidson's Mains, with further, extensive retail shopping to be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. There are excellent local amenities and leisure facilities, including both Royal Burgess and Bruntsfield golf courses and tennis courts at Barton Park, while Davidson's Mains Park offers a wonderful open green space. Well-regarded local schooling is available locally, including the Royal High School, with private options within easy driving distance. This west-of-city location conveniently allows for quick access to the city bypass, the central motorway network, Edinburgh Airport and the Queensferry Crossing.















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