




McEwan Fraser Legal

Solicitors & Estate Agents

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61 Barnton Park View

BARNTON, EDINBURGH, EH4 6HH



BARNTON

EDINBURGH

Barnton is a much sought after established residential area in the north-west of the city. The area is well served by local amenities including schools, shops and recreational facilities.

Local schools include Cramond Primary and the well renowned Royal High Secondary School. In the private sector Cargilfield, St George's School for Girls, Stewart's Melville and Mary Erskine are easily accessible. Recreational facilities in the immediate area include Bruntsfield Links Golfing Society and the Royal Burgess Golfing Society, with water sports and delightful walks at Cramond.

The Gyle Shopping Centre, the City Bypass, Edinburgh Airport and the M8/M9/M90 Motorway Networks are all only a short drive from the property. There are also regular public transport links that connect to and from the city centre and surrounding areas. The national cycle network is easily accessible.

61 BARNTON PARK VIEW

BARNTON, EDINBURGH

McEwan Fraser Legal are delighted to present to the market this extremely desirable and well maintained four bedroom semi-detached house. The property would make an excellent purchase for a multitude of buyers.

Internally the accommodation has been modernised. On the ground floor, an entrance hall gives access to the lounge, kitchen, under stairs storage and stairs to the upper levels. The bright and open lounge features a window to the front and sliding doors to the rear. It provides more than ample space for a dining table. The kitchen which has been modernised has wall and base units, built-in dishwasher and fridge, induction hob and electric oven. It gives access to the rear garden. On the first floor, there are four double bedrooms, a three-piece, tiled bathroom with shower over bath, and a linen storage cupboard. A hatch with retractable ladder gives access to a floored attic for additional storage.

To the front of the property, the garden has been designed for ease of maintenance. A lockable side gate gives access to the secure rear garden. The secluded rear garden comprises a patio and large grass area. It also contains a large garden log cabin, and additional tool shed. There is plenty of room to add an extension, subject to planning.

There is an integral garage with a door to the rear garden. A driveway to the front of the property gives additional space for up to two cars and there is unrestricted on-street parking for visitors.

The residents association (Barnton Policy Parks Association) owns and maintains the large private, shared woodland area bordering the estate.

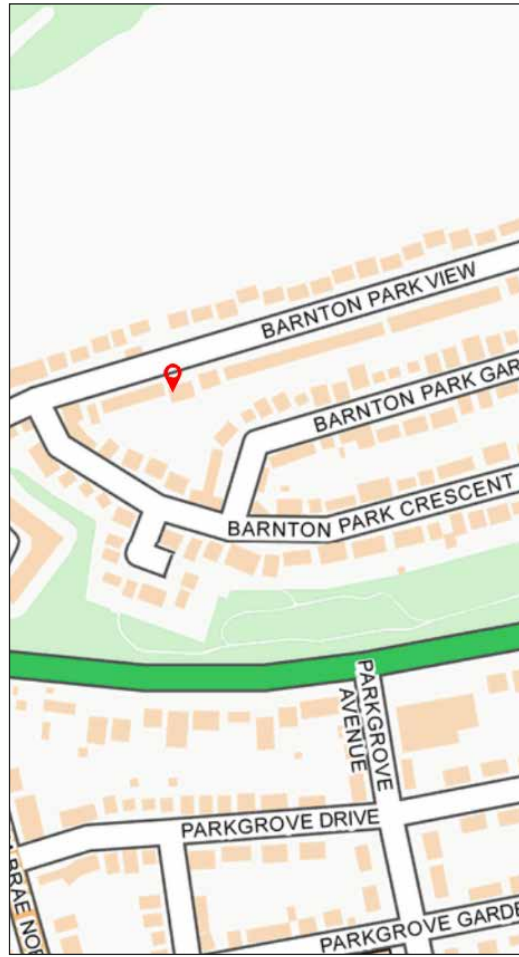
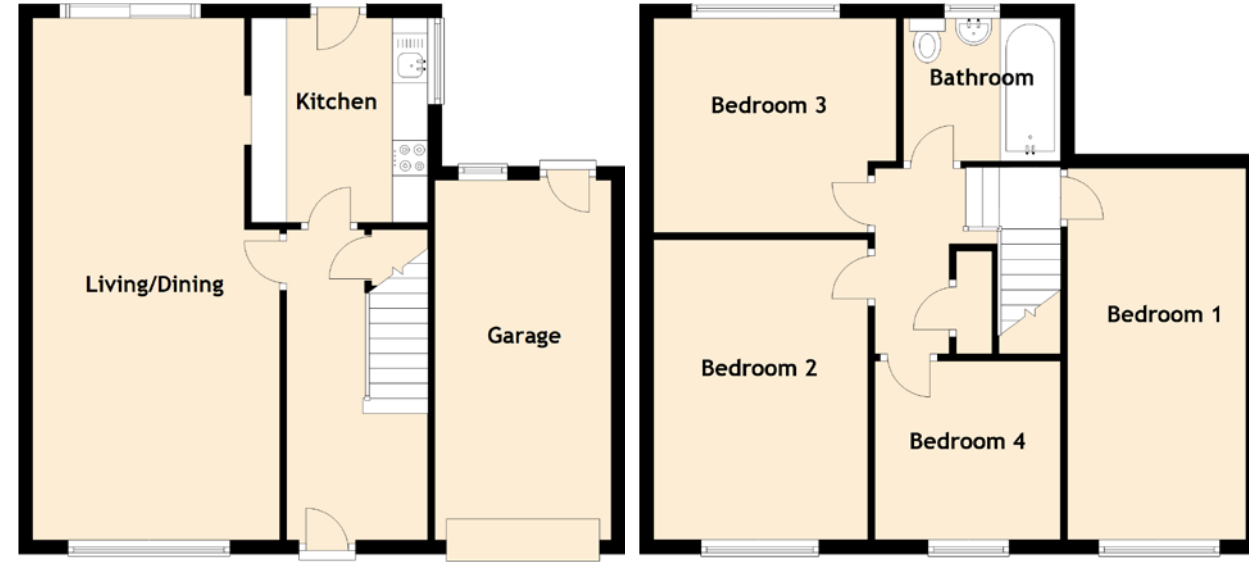
The property benefits from gas central heating to ensure a warm yet cost-effective living environment all year round.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	7.40m (24'3") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.50m (8'2")
Garage	5.10m (16'9") x 2.50m (8'2")
Bedroom 1	5.20m (17'1") x 2.50m (8'2")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")

Bedroom 4	2.60m (8'6") x 2.50m (8'2")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 103m²

EPC Rating: D




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**Part
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