

3 Barnyard Park Rigg

SOUTH GYLE, EDINBURGH, EH12 9LJ



Stylish mid-terrace townhouse in excellent condition, offering up to four bedrooms, including a master with en-suite



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McEwan Fraser Legal is delighted to present this superb mid-terrace townhouse, offered to the market in excellent condition throughout. Set within a sought-after residential area, the property is beautifully presented and offers up to four bedrooms, providing outstanding flexibility to suit a wide range of lifestyles.

The townhouse layout is inherently flexible, making it ideal for modern family living, professionals working from home, or those seeking adaptable space that can evolve over time. The internal accommodation is thoughtfully arranged across multiple levels, enhancing both privacy and practicality.

THE LIVING/DINING ROOM



The interior is bright and well-maintained throughout, finished in a neutral style that enhances the sense of light and space. The main living areas are welcoming and well-proportioned, creating an ideal setting for both relaxation and entertaining. The kitchen is well-appointed with ample storage and preparation space.

THE KITCHEN





The accommodation includes a generous master bedroom complete with en-suite shower room, along with additional well-proportioned rooms that can be utilised as further bedrooms, a home office, or additional living space as required. The bathrooms are modern and well-maintained.

THE BATHROOM



BEDROOM 1



a generous master bedroom
complete with en-suite shower room



BEDROOM 2



BEDROOM 3



THE SITTING ROOM / BEDROOM 4



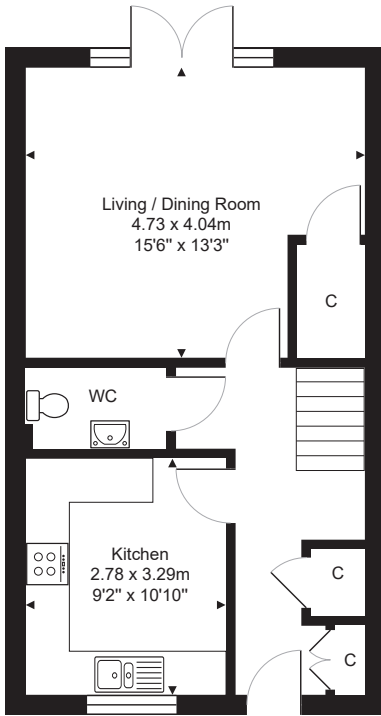
Externally, the property benefits from a well-maintained rear garden, a seating area to the front, a private parking space, and ample parking for visitors. Further advantages include its convenient location, with excellent access to local amenities, transport links, reputable schools, and nearby green spaces.

Early viewing is highly recommended to fully appreciate the quality, versatility, and overall appeal of this exceptional townhouse.

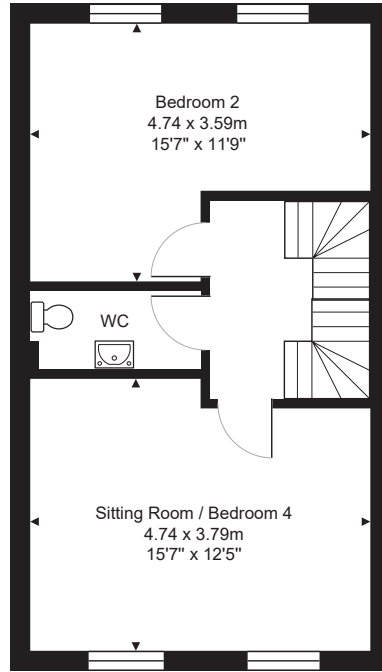
EXTERNALS



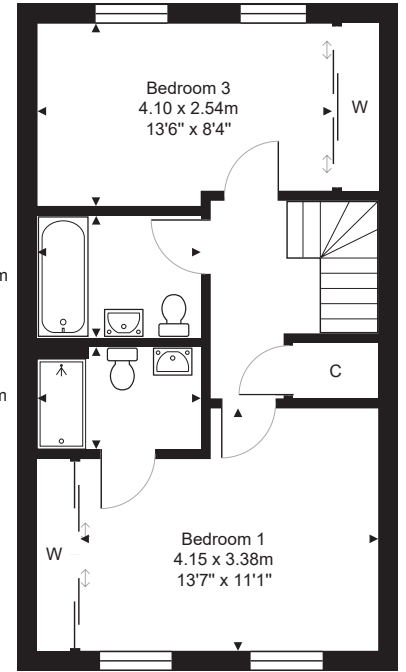
FLOOR PLAN & DIMENSIONS



Ground Floor



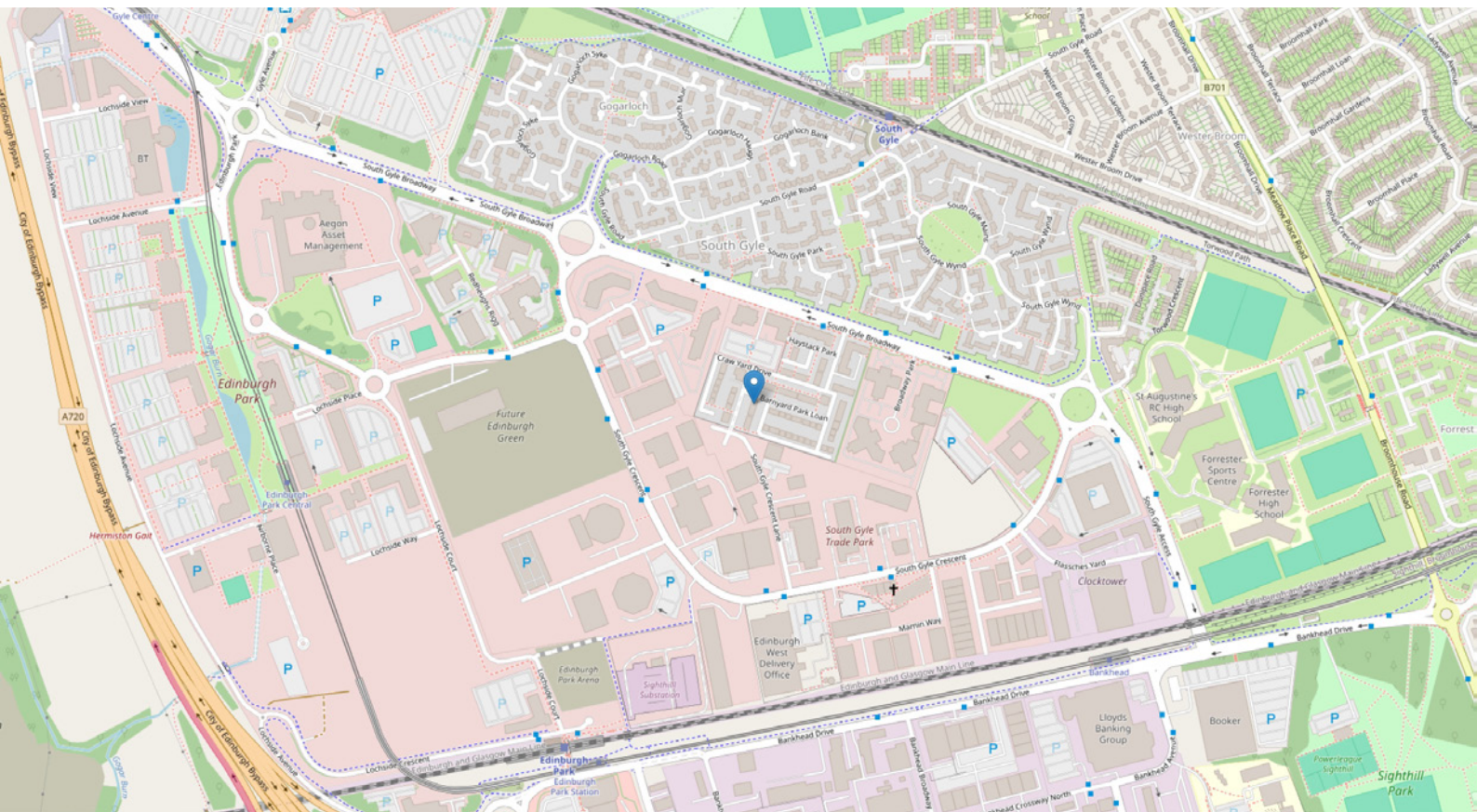
First Floor



Second Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 125m² | EPC Rating: B



THE LOCATION

Set within the established residential pocket of Barnyard Park Rigg in South Gyle, Edinburgh, this location offers an appealing blend of suburban comfort and superb connectivity, making it particularly well suited to family buyers seeking both convenience and quality of life.





South Gyle, Edinburgh is a highly regarded area in the west of the city, known for its well-planned residential streets, abundance of green space, and excellent transport infrastructure. The property benefits from outstanding commuter links, with South Gyle Railway Station and Edinburgh Gateway providing regular services into Edinburgh city centre, as well as direct connections to Edinburgh Park and beyond. The nearby Edinburgh Trams network offers a swift and reliable link from the airport through to the city centre, while road users are equally well served by immediate access to the A8, A720 City Bypass, M8 and M9, ensuring straightforward travel across Edinburgh, Fife and the central belt.

For families, the area is well positioned for a selection of reputable nursery, primary and secondary schooling options within the wider Corstorphine and west Edinburgh catchment, making the morning school run both simple and efficient. The surrounding neighbourhood is designed with family living in mind, with a range of local parks, play areas and cycle paths encouraging an active outdoor lifestyle. Everyday amenities are close at hand, with a strong selection of supermarkets, cafés and convenience stores in South Gyle itself, while larger retail and leisure facilities are found at the nearby The Gyle Shopping Centre and Hermiston Gait retail park. These offer an extensive mix of high-street shops, dining options and services, ensuring all day-to-day needs are easily met without travelling far.

Recreational opportunities are another key strength of the area. Residents can enjoy open green spaces such as Gyle Park, Corstorphine Hill, and nearby Cammo Estate, which provide scenic walking routes, wildlife spotting and peaceful retreats from urban life. For more active pursuits, local leisure centres, golf courses and fitness facilities are all within easy reach, catering to a wide range of interests and lifestyles.

Overall, Barnyard Park Rigg combines excellent connectivity, strong local amenities and plentiful green space, creating an ideal setting for families seeking a well-balanced home in one of west Edinburgh's most convenient residential locations.




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