



  
**McEwan Fraser Legal**  
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**1 Barnyard Park Rigg**

EDINBURGH, EH12 9LJ

# 1 BARNYARD PARK RIGG

*edinburgh*

The property is situated in the north-west district of Edinburgh ideally placed for local shopping, transport, educational, recreational and business facilities. There is an excellent bus service within walking distance of the property which will take you east into the city centre and beyond or west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within a couple of minutes walk from the property.

The Edinburgh City Bypass is within a few minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks. Local shopping can be found close by at the Gyle Shopping Centre with its major high street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.



An excellent opportunity has arisen to acquire this spacious three bedroom terraced townhouse, making for an ideal family home while being well located within the sought after Corstorphine area of Edinburgh. Early viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with cloak cupboard and cupboard storing the water tank, a fully-fitted kitchen with an integrated 4 gas hob, double oven, extractor hood, washer-drier and dishwasher, a two-piece WC and a bright and spacious lounge/diner with French doors to the rear garden, a sizeable understairs storage cupboard and more than adequate space for a large dining table and chairs.





On the first floor, there are two large double bedrooms, one of which currently used as a family/sitting room, with both offering ample space for freestanding furniture and different configurations and a two-piece WC suite.

The second floor comprises of a landing with a storage cupboard and access to the attic, large master bedroom, a partially-tiled two-piece en-suite with a double shower cubicle, wall-to-wall mirror and a chrome heated towel rail, a fourth double bedroom and a partially-tiled three-piece family bathroom with an over-bath shower, wall-to-wall mirror and a chrome-heated towel rail.

This property also benefits from gas central heating, full double glazing, private rear garden, an allocated parking space and ample on-street parking for visitors.







Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Family Room	4.77m (15'8") x 4.06m (13'4")
Kitchen	3.29m (10'10") x 2.76m (9'1")
WC	1.97m (6'6") x 1.12m (3'8")
First Floor	
Lounge	4.80m (15'9") x 3.86m (12'8")
Bedroom 3	4.73m (15'6") x 3.60m (11'10")
WC	2.38m (7'10") x 1.13m (3'8")
Second Floor	
Bedroom 1	4.74m (15'7") x 3.46m (11'4")
Bedroom 2	4.73m (15'7") x 2.54m (8'4")
Bathroom	2.29m (7'6") x 1.67m (5'6")
En-suite	2.29m (7'6") x 1.43m (4'9")
Gross internal floor area (m <sup>2</sup> ): 137m <sup>2</sup>	
EPC Rating: B	





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