



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**66 Parkgrove Drive**

EDINBURGH, EH4 7QG



# AREA

## BARNTON

EDINBURGH, EH4 7QG

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

The local schools in the area include Clermiston Primary and the well renowned Royal High Secondary School. In the private sector, Stewarts Melville and Mary Erskine are easily accessible. Recreational facilities include Bruntfield Golf Club and the Royal Burgess Golf Courses with water sports and delightful walks at Cramond.

The Gyle Shopping Centre, the City Bypass, Edinburgh Airport, and the M8 and M9 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.



# 66

## PARKGROVE DRIVE

EDINBURGH, EH4 7QG



McEwan Fraser Legal is delighted to present this extended four bedroom detached villa in the Barnton area of Edinburgh. Offering well-proportioned rooms throughout this property has been well cared for by the current owner and is ready to move in.

This detached villa showcases some fantastically landscaped gardens, a feature garden pond and is within close proximity of local amenities, schools and the city centre. Inside, the property comprises of:

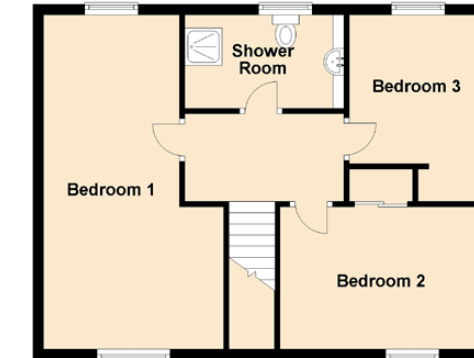
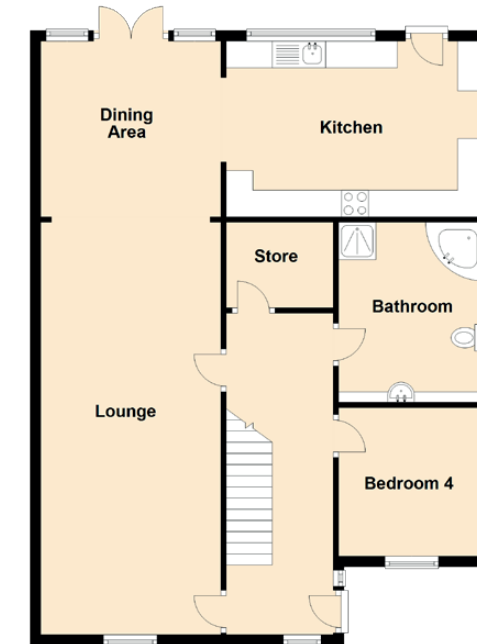
- A generous fully equipped kitchen with excellent worktop space, a host of appliances and access to the garden.
- A spacious living room with a formal dining area and access to an inviting terrace.
- A master bedroom with built-in storage, three further double bedrooms.
- Large family bathroom and a separate shower room with white suite, mains shower and vanity unit.
- Additional rooms include a large cloakroom on the ground floor and an attic space.

In addition to this, the property further benefits from gas central heating, double glazed windows, a detached garage with electric door, an extensive driveway for four cars and a well-maintained front garden with laid lawn and shrubbery. To the rear of the property, there is a well-designed and well-maintained garden with a variety of plants, trees, laid lawn and various entertaining areas. This is a rare opportunity to acquire a desirable family home in a desirable street close to Edinburgh city centre.



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	7.72m (25'4") x 3.37m (11'1")
Dining Area	3.37m (11'1") x 3.29m (10'10")
Kitchen	4.83m (15'10") x 3.29m (10'10")
Store	1.78m (5'10") x 1.60m (5'3")
Bedroom 1	6.25m (20'6") x 3.58m (11'9")
Bedroom 2	3.68m (12'1") x 2.66m (8'9")
Bedroom 3	3.47m (11'5") x 2.65m (8'8")
Bedroom 4	2.78m (9'1") x 2.73m (8'11")
Shower Room	2.98m (9'9") x 1.80m (5'11")
Bathroom	3.37m (11'1") x 2.73m (8'11")

Gross internal floor area (m<sup>2</sup>): 144m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings. Other items are also negotiable.

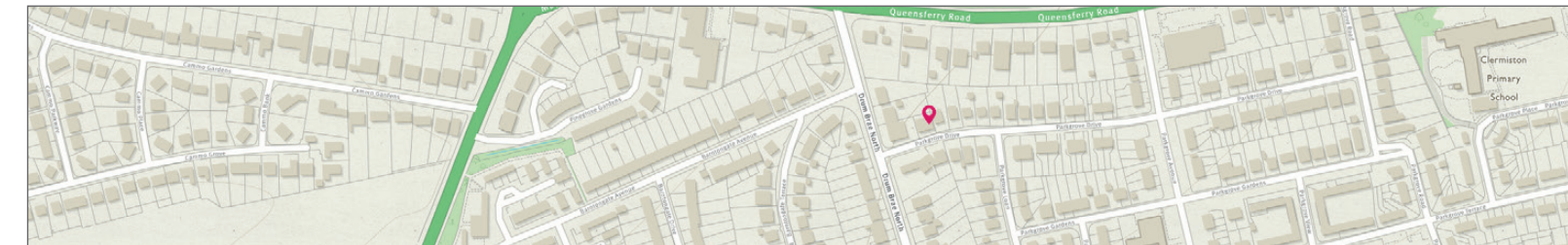


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



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Text and description  
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Surveyor



Professional photography  
**ROSS MCBRIDE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer