



4 Barnton Park Grove
Edinburgh
EH4 6HG

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Now in need of full modernisation 4 Barnton Park Grove is situated within a prime residential street located in the highly sought after area of Barnton. Barnton's excellent location makes the property ideal for families and the daily commuter with easy access to excellent local schooling and the City Bypass linking all major roads, the Airport and Forth Bridges.

The ground floor accommodation comprises; vestibule, hallway with WC off, storage cupboard and access to the integrated garage, double aspect living room which leads to the south facing conservatory, dining room, kitchen with door leading to side access and range of base and wall units. Upstairs there are three well-proportioned bedrooms all with fitted wardrobes and the family shower room completes the accommodation. Outside, there is a south facing rear garden, front garden, monobloc driveway and integrated garage.

Property Features

Desirable Location

In Need of Modernisation

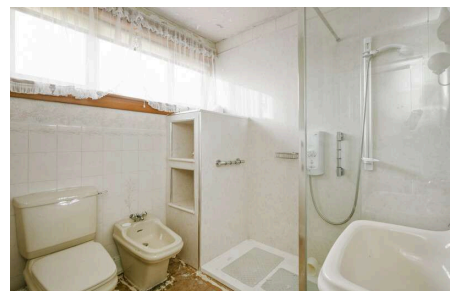
Detached Family Home

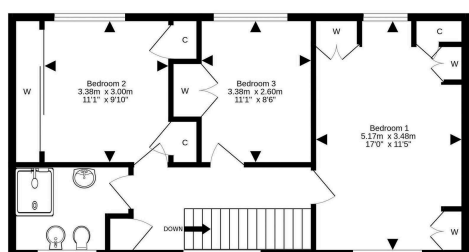
3 Bedrooms

South Facing Garden

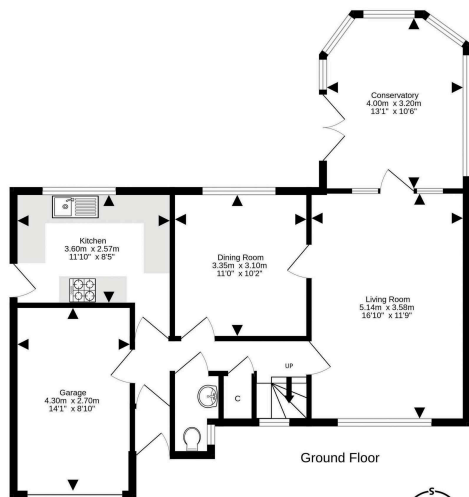
Garage







1st Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Barnton is a peaceful and highly sought after residential area surrounded by open countryside and only a few miles from the city centre. There are excellent local shopping facilities available on Whitehouse Road and at nearby Davidson's Mains, larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gate and the Craighleith Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond and the Cramond Beach promenade which is home to the highly popular Boardwalk Beach Club. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Extras

Any fitted floor coverings and light fittings are included in the sale (the seller will not warrant their working order).

The property is being sold as seen.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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