

12 Barnton Park Crescent, Edinburgh



Postcode: EH4 6EP

Bedrooms: 3

Council Tax: Band F



Wonderful home requiring TLC in premium area of Barnton

This property truly is something special or, with the right amount of sensitive TLC, it certainly will be! It's set in the ever popular and prestigious Barnton area of Edinburgh, which offers easy access to amenities, schools and transport across Edinburgh and beyond.

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No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.

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Whilst the current decoration may be a little out of fashion, the house is crying out to be a family home again. Its large windows certainly make things bright and the rooms themselves are even larger than one might expect.

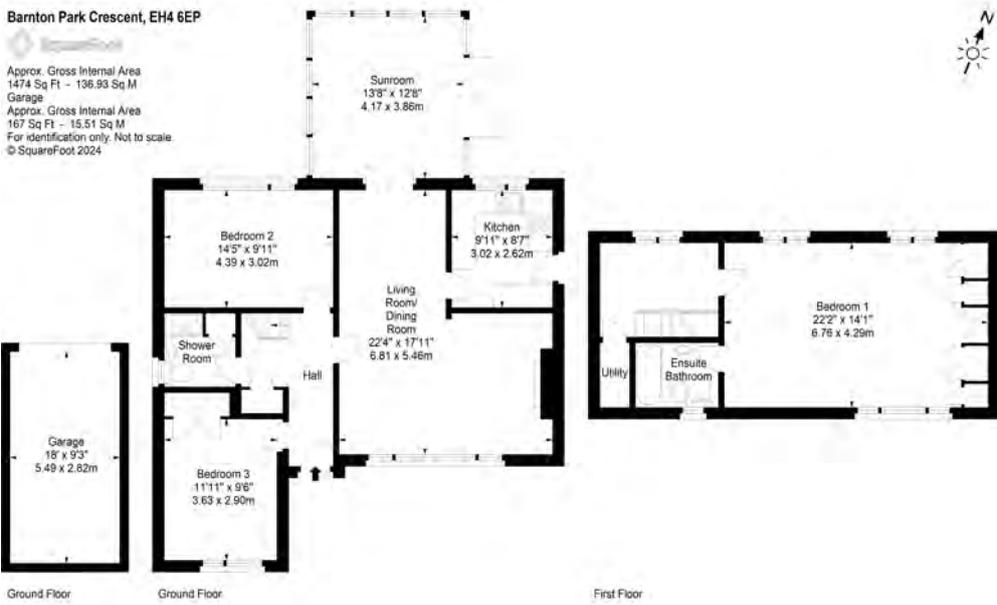
The property has three bedrooms including an exceptionally large master bedroom, with en-suite, occupying almost the whole of the upper floor. Downstairs there are two further good-sized bedrooms; a large front-facing lounge, with an adjacent dining area; the kitchen; a shower room with wash hand basin and WC; and a conservatory to the rear, accessed through double doors off the dining area. The property also has a driveway, garage and a very large attic. The front and, particularly, the rear gardens offer plenty of outside space to enjoy long summer days and evenings.



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The property has gas central heating and double-glazing. The en-suite features a four-piece bathroom suite with WC, wash hand basin, bath with shower over and bidet.



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Features

Gas central heating and double-glazing.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

Notes

White goods, fitted floor coverings, light fittings and window coverings are included. no warranty will be provided in respect of white goods, nor are smoke detection systems in the property compliant with current regulations.



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