



**lindsays**

69 Barnton Park View  
Barnton, EH4 6HH

*"An extremely impressive semi detached villa with large south facing garden, driveway and garage"*

- Entrance vestibule
- Welcoming hall
- Spacious sitting room with fireplace open plan to dining room/ family room with direct access to south facing private garden
- Superb modern fitted kitchen
- Utility room
- Separate WC
- Four bedrooms
- Family bathroom
- Attic
- Gas central heating and double glazing
- Driveway
- Garage which provides excellent storage
- On street parking
- Excellent potential to extend, subject to obtaining the necessary consents

EPC Rating D

**OFFERS OVER £465,000**



## Description

An extremely impressive semi detached villa with large south facing garden, driveway and garage, which offers the potential to extend, subject to obtaining the necessary consents. This stunning property is beautifully presented throughout and offers spacious and flexible family accommodation over two floors and in brief accommodation comprises; entrance vestibule, welcoming hall, spacious sitting room with fireplace open plan to dining room/family room with direct access to private south facing garden, superb modern fitted kitchen, useful utility room, separate WC, conservatory with direct access to garden, four bedrooms, family bathroom with window and white suite and attic. To the front of the property there is an easily maintained garden and to the rear there is a large mature south facing private garden, which is child friendly and ideal for entertaining. The property also benefits from gas central heating, double glazing, driveway, garage (which can also be accessed from the garden) and on street parking. Situated in a quiet street in highly regarded and sought after residential area and within a superb catchment for Cramond Primary and The Royal High School, both of which have an excellent academic reputation. An early viewing is highly recommended.

## Area

Barnton is a prestigious residential area of the city, lying approximately 4 miles north west of the capital's centre. Bordered by the historic village of Cramond to the north and Blackhall/Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. There are local shops at the Barnton junction including, a Scotmid, a café, Hairdresser, Deli and Post Office and further shops on Queensferry Road include a branch of Tesco, a Bakery, a Wine Merchant and a Restaurant. The village of Davidsons Mains is within a few minutes on foot and plays host to a number of independent shops, hostelryes/popular eateries and a Tesco Metro. Both the Gyle and Craighleith outlets are within a short drive. The village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. Here, there is a thriving sailing club and cafes popular with walkers, joggers and cyclists. Nearby Dalmeny Estate boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess. Nursery through to senior schooling is available within a few minutes on foot e.g. Cramond Primary and The Royal High School, both of which have an excellent academic reputation. Cargilfield Preparatory School is also within walking distance and many of the city's private schools are within a short drive. There are frequent bus services from Whitehouse Road and Queensferry Road into the city centre and Queensferry Road also provides a direct link with Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

## Viewing

by appointment contact Lindsay's



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Edinburgh, EH4 6HH**

**SquareFoot**

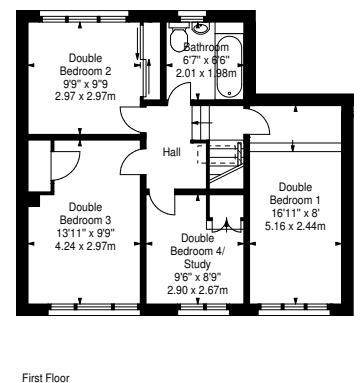
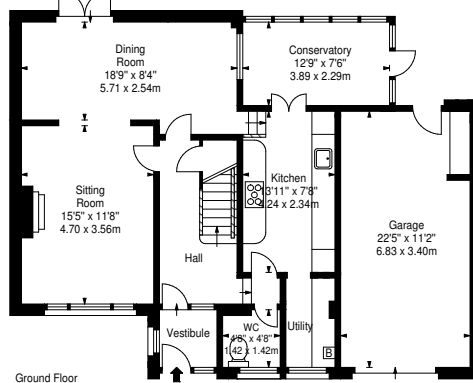
Approx. Gross Internal Area  
1394 Sq Ft - 129.50 Sq M

Garage

Approx. Gross Internal Area  
250 Sq Ft - 23.23 Sq M

For identification only. Not to scale.

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.