

# 19 Barnton Grove

BARNTON, EDINBURGH, EH4 6EQ



*SPACIOUS FOUR BEDROOM SEMI DETACHED  
STONE BUILT HOME WITH SOUTH FACING GARDEN*



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McEwan Fraser Legal is delighted to present this four-bedroom semi-detached traditional stone-fronted family home. Presented to the market in great condition with a sun-trapping south-facing rear garden, off-street parking and two generous public rooms.

Inside, the property comprises of a spacious living area which boasts a gas fire, bay window and high ceilings. This is not only a great entertaining space but also an excellent space to relax. In addition to the main living room there is also a second public room adjacent on the ground floor which is a great snug/lounge or even formal dining room.









The fully equipped kitchen dining room which offers various possibilities for furniture configurations and is an excellent family space. From the kitchen, you also access the rear garden.







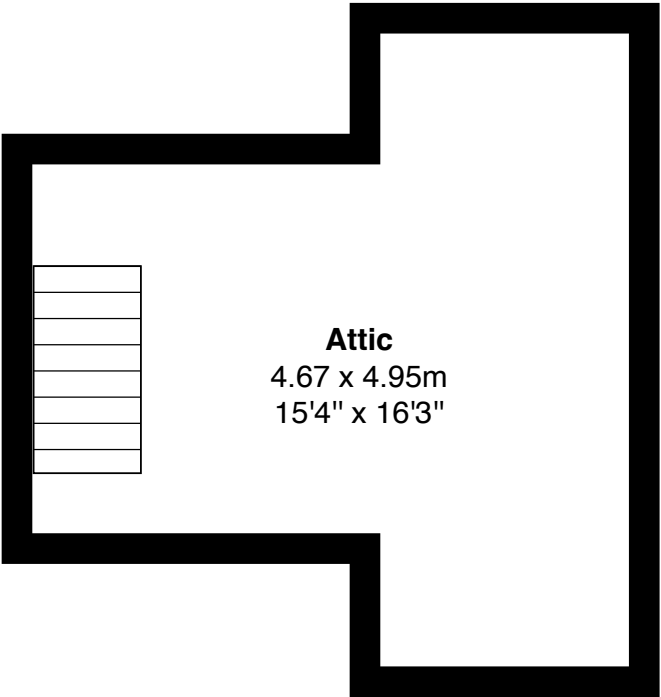
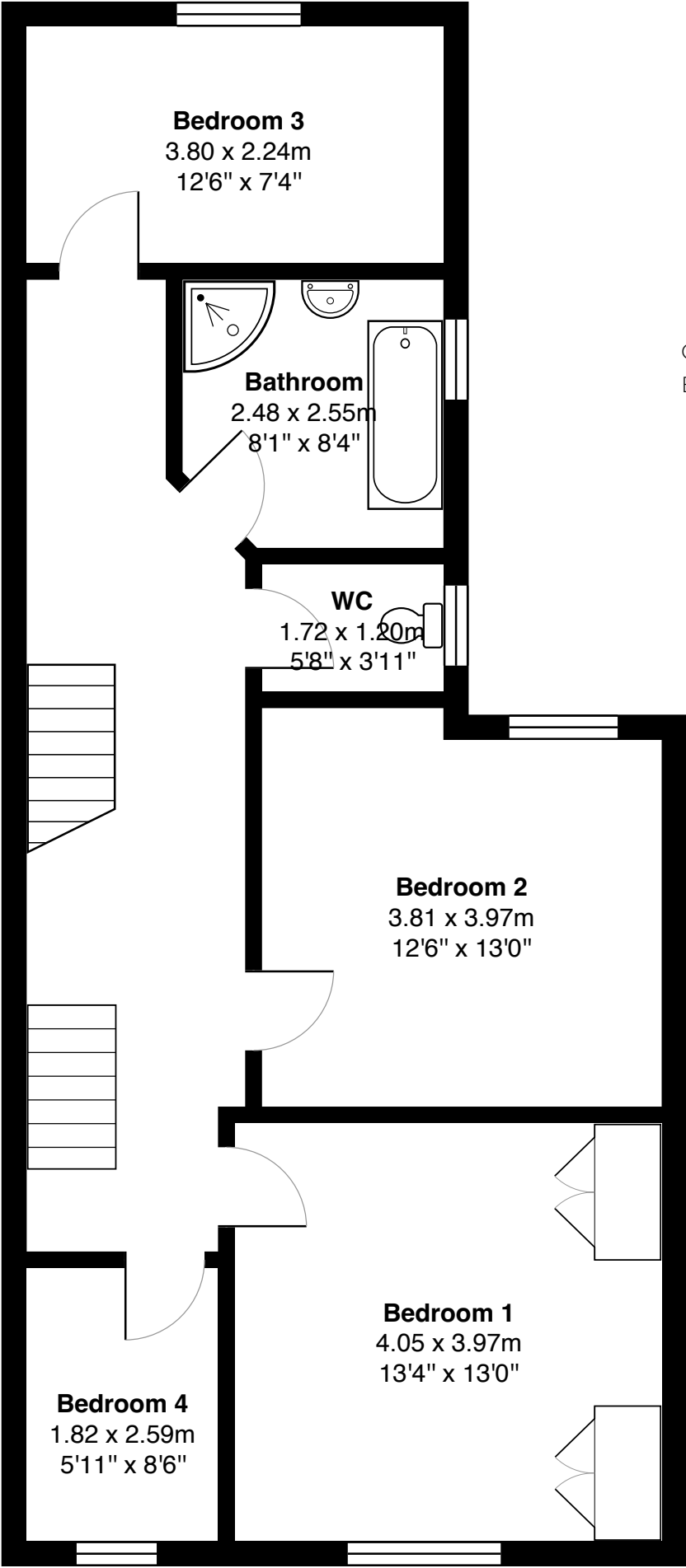
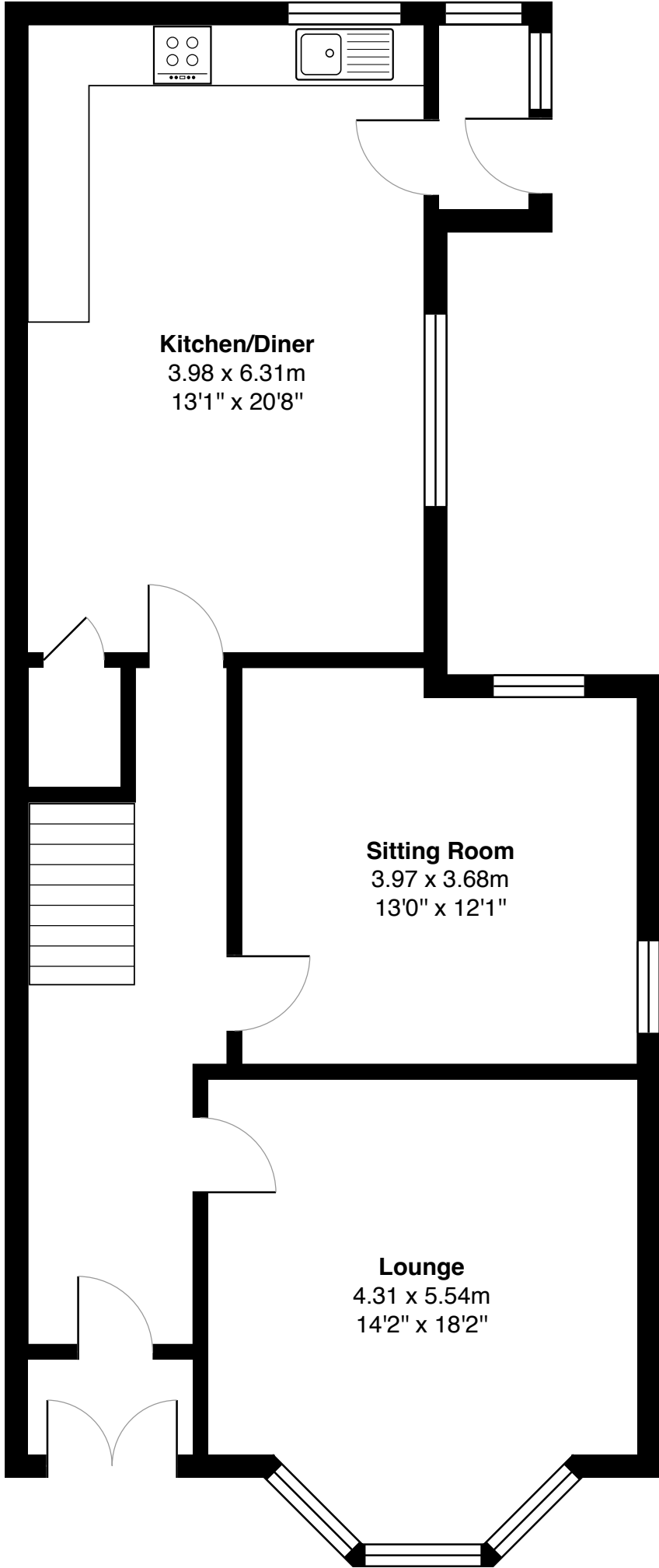


Moving upstairs the property has four bedrooms, ranging in size. All are generous and offer possibilities for furniture configurations. The property benefits from one main four-piece family bathroom and a WC, accessed from the upstairs landing.

There is the added benefit of a floored attic with a permanent stair for access. This makes the most of all the space on offer.







Gross internal floor area (m<sup>2</sup>): 149m<sup>2</sup>  
EPC Rating: E





In addition, the property includes gas central heating, private front and rear gardens, off-street parking, and free on-street parking.



# THE LOCATION

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. Good shopping facilities are available in Davidson's Mains and here a variety of shops, including a Tesco store, are to be found.



The local authority schools in the area include Cramond Primary and the well-renowned Royal High Secondary School. In the private sector, Stewarts Melville and Mary Erskine are easily accessible. Recreational facilities include Bruntsfield Golf Club and the Royal Burgess Golf Courses with water sports and delightful walks at Cramond. The Gyle Shopping Centre, the City By-pass, Edinburgh Airport and the M8 and M9 Motorway Networks are all only a short drive from the property. Regular public transport connects to and from the city centre and surrounding areas.



