



51 Parkgrove Drive

Barnton, Edinburgh, EH4 7QG

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Situated on an established residential street in desirable Barnton, this main-door lower villa offers three bedrooms, two reception areas, a kitchen, a bathroom, and two separate WCs, plus a generous, south-facing garden and a private driveway. The villa represents an ideal home for young families, professionals, couples, downsizers, and rental investors alike, and it lies close to everyday essentials and excellent transport links.

The front door opens into a practical entrance vestibule flowing through to a welcoming hall with neutral décor and warm wood-styled flooring. On your right, you step into a living room, where a spacious footprint allows for various configurations of lounge furniture, all arranged around a homely feature fireplace. The reception area continues the attractive presentation of the hall with similar pared-back décor and the same wood-styled flooring. In the neighbouring kitchen, contemporary cabinets are accompanied by worktops and heritage-green splashback tiling. Two ovens and a gas hob are integrated, whilst provision is made for additional freestanding and undercounter appliances. The kitchen is adjoined by a sunroom/dining room, offering an ideal area for a table and chairs for sit-down meals and entertaining with friends. The sunny, south-facing dining area further benefits from direct garden access, perfect for alfresco meals and summer barbecues.

Features

- Main-door lower villa in Barnton
- Entrance vestibule and hallway
- Living room with homely fireplace
- Kitchen with adjoining sunroom/dining room
- Three double bedrooms (one with storage)
- Two en-suite WCs
- Family bathroom with rolltop bathtub
- Generous, south-facing rear garden
- Private front driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - C



WINE CELLAR





“Living room with homely fireplace, a kitchen with adjoining sunroom/dining room and three double bedrooms”







The home's three double bedrooms all offer plenty of space for freestanding furniture and are presented with tasteful décor and wood-styled flooring. One is accompanied by built-in storage, whilst the remaining two are supplemented by en-suite WCs. Finally, a family bathroom completes the accommodation on offer and comprises a freestanding roll-top bathtub with an overhead shower, a basin, and a WC. The home is kept warm by a gas central heating system and benefits from double glazed windows.

Externally, the villa is complemented by a generous, enviably south-facing rear garden predominantly laid to lawn and featuring a wealth of leafy shrubbery and hedges, and a patio for outdoor seating, as well as a shed for external storage. Off-street parking is provided by a private front driveway.

Extras: All fitted floor coverings, window blinds, select curtains, light fittings (but not shades), and integrated kitchen appliances will be included in the sale.

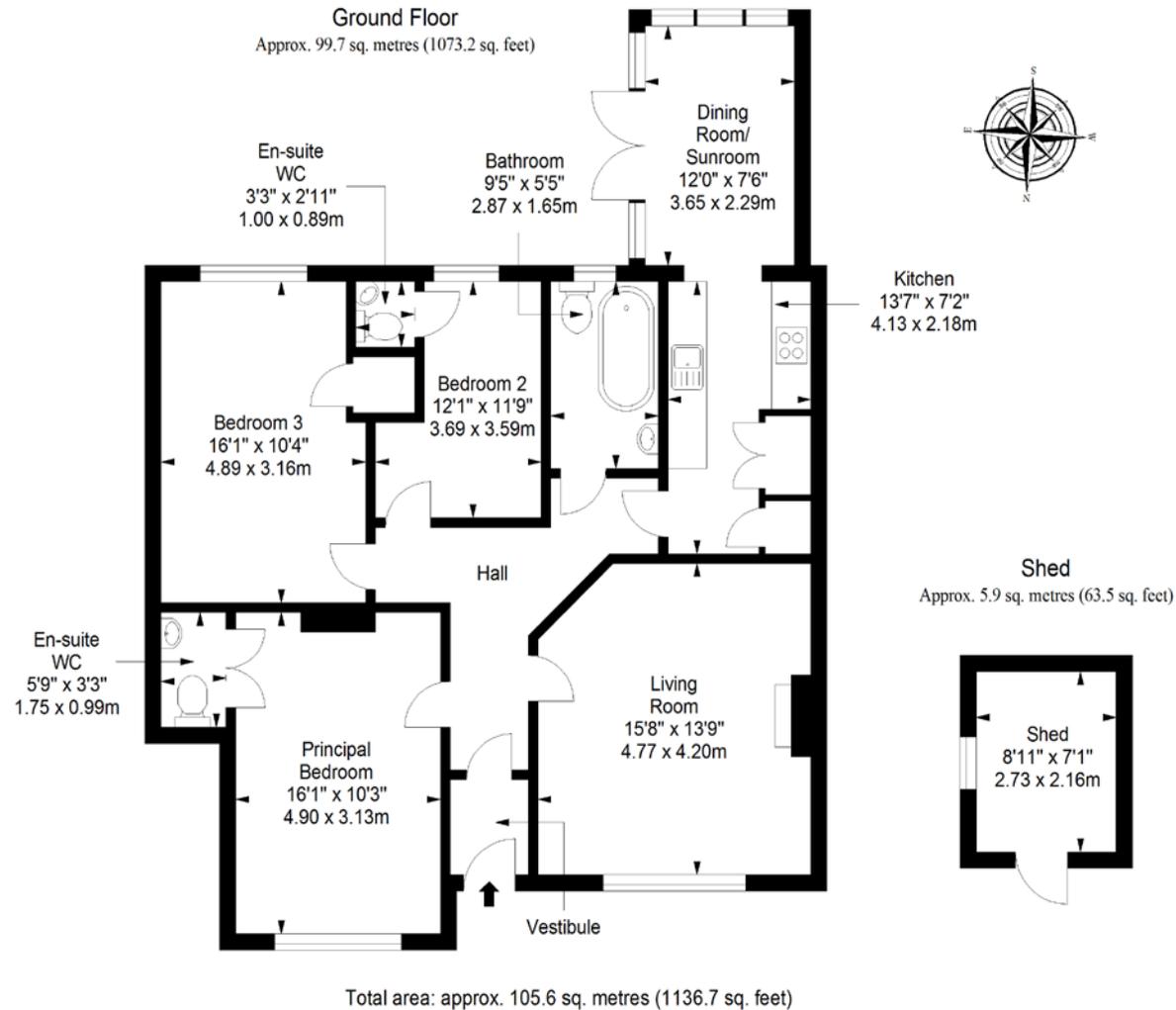
Barnton

Just a few miles from the city centre, the highly sought-after residential area of Barnton promises the very best of both worlds: a tranquil green setting with excellent transport links and local amenities. For everyday essentials, Barnton is served by convenience stores, a post office, and a pharmacy, while more extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigeith Retail Park or The Gyle Shopping Centre. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from bracing strolls at Cramond Beach or riverside walks along the River Almond, to woodland trails and wildlife-watching in Hillwood Park. Drumbrae Park is home to Drumbrae Leisure Centre – a state-of-the-art sport and fitness hub with a pool, a gym, and fabulous views across the Firth of Forth. Furthermore, Barnton is surrounded by several prestigious golf courses, including Ravelston Golf Club, Bruntsfield Links, and the Royal Burgess Golfing Society. The area offers schooling at primary and secondary level, and allows swift access to the Queensferry Crossing, Edinburgh City Bypass, Edinburgh International Airport and the M8/M9 motorway network. It is also served by fantastic public transport links (bus and rail) travelling across the city and beyond.





Floorplan



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