



lindsays

Dunard, 586 Queensferry Road,
Barnton, Edinburgh, EH4 6AT

"A superb red sandstone detached bungalow with garage and large mature garden offering ideal family accommodation minutes from all the area has to offer"

- Entrance vestibule
- Stunning reception hall
- Elegant bay windowed sitting room
- Dining room with large conservatory off and superb garden views
- Kitchen also with delightful garden views
- Master bedroom with stylish en-suite shower room
- Two further comfortable bedrooms
- Contemporary family shower room
- Large attic room offering conversion potential
- Gas central heating
- Double glazing
- Superb original features

EPC Rating D

OFFERS OVER £555,000



Description

Standing back from the road within its own mature walled gardens, 'Dunard' is an exceptional red sandstone bungalow offering wonderfully light and spacious accommodation extending to around 1,955 square feet. A much cherished family home, the house would now benefit from a degree of modernisation but offers an excellent opportunity to create a unique and stylish home with enormous further development potential. Currently all on one level, the accommodation comprises entrance vestibule with leaded/stained glass door and side panels, a superb reception hall which is an excellent introduction to the style and character of the house, an elegant bay windowed sittingroom, a dining room with a large conservatory off, an extended kitchen, a master bedroom with en-suite shower room, two further bedrooms and a family shower room. The large attic room is accessed via a loft ladder in the kitchen. The original features of the house have been very carefully retained and where applicable, restored including tall ceilings, plaster coving, a plate rail in the dining room, stained glass porthole windows in both the sitting room and dining room and wonderful (double glazed) stained glass windows to the front of the property. The kitchen and conservatory both give access and command delightful views to the garden. Additional benefits include gas central heating and double glazing. To the front of the property there is a large driveway with turning circle and access to the garage. The rear garden is fully fenced/walled with an expanse of lawn, mature trees and shrubs and a number of patio areas, perfect for entertaining and long summer evenings.

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 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/gift shop, a pharmacy and a Post Office and further shops on Queensferry Road including a branch of Tesco, a bakery, a wine merchant, a coffee house, and a Restaurant. The village of Davidsons Mains is within a few minutes and plays host to a number of independent shops, hostels/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, galleries, cafes and a pub 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. Cargillfield 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 the Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

Viewing

By appointment contact Lindsays

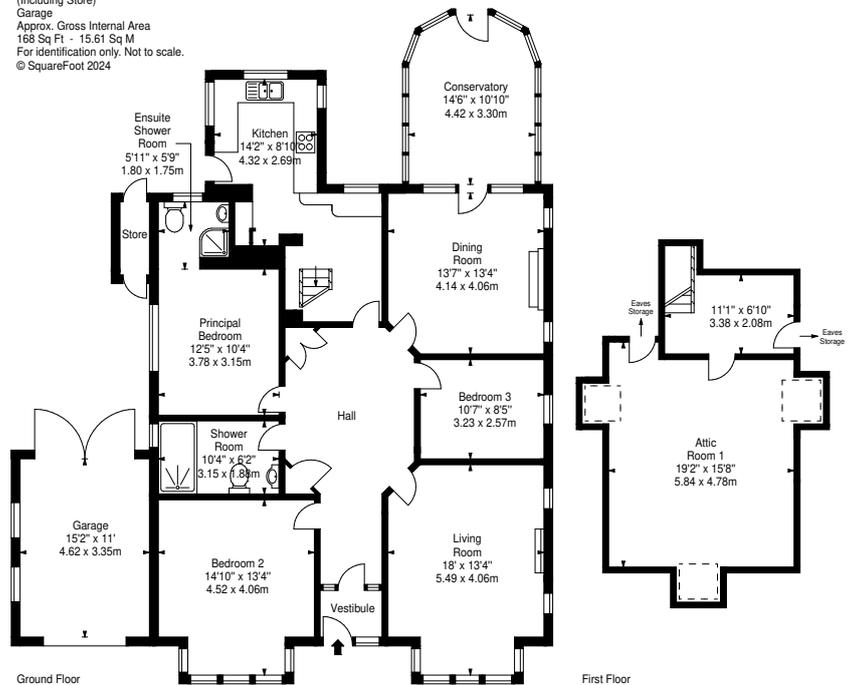


Queensferry Road,
Edinburgh,
Midlothian, EH4 6AT



Approx. Gross Internal Area
1955 Sq Ft - 181.62 Sq M
(Including Store)

Garage
Approx. Gross Internal Area
168 Sq Ft - 15.61 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays 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.