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Bathroom (10'1" x 4'10")

Good sized, partially tiled bathroom with frosted window to rear. Three piece suite with shower connection and shower rail and curtain. Chrome fittings. Medicine cabinet. Double doors to large, partially shelved airing cupboard housing hot water tank and providing storage. Central ceiling light. Central heating radiator. Fitted carpet.

Attic

Partially floored loft giving excellent storage accessed by a Ramsay style ladder.

Externally

- Garden area to front bounded by hedge.
- Drive in and area of stone chippings.
- Car porch area to side with external ceiling light.
- Extended drive in.
- Large south facing rear garden with patio area, lawn, shrubs and a gate to the rear lane.

- Integral, external walk-in store cupboard to side, partially shelved and providing storage for garden tools etc.
- Garden shed.

Extras

All fitted carpets, most curtains and the electric cooker with ceramic hob, dishwasher, washing machine, dryer, fridge and freezer.

Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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BARNTON
22 Strathalmond Road EH4 8AF
OFFERS OVER £230,000



- Very spacious linked villa offering excellent family accommodation
- Four double bedrooms and two public rooms.
- Quiet residential area with quick access to city centre and Forth Road Bridge.
- Catchment area for Cramond Primary School and Royal High School.
- Local shops and Post Office at Barnton close at hand.
 - Large, south facing rear garden with patio area.
 - Gas central heating.
 - Long drive and car port.
 - Burglar alarm.

Viewing
Sundays 2pm-4pm or tel 07986 831816

Location

Strathalmond Road is located off Cammo Road in the well regarded Barnton area of the city, close to excellent country walks in the Cammo Estate and along the River Almond to the beach front at the historic village of Cramond.

Hall/Entrance Porch (13'4" x 11'6") at longest and widest

Accessed by solid timber door with glass panels. Large walk in under stair cupboard with shelves. Further deep under stair cupboard providing additional storage. Two windows to side. Two ceiling lights and brass switches. Coat hook rails. Central heating radiator. Telephone point. Single power point. Door bell. Part wood floor and part carpet.

Cloakroom (6' x 4'6")

Accessed off hall with window to front. Two piece white suite. Coat hook rails. Shelf. Chrome fittings. Central heating radiator. Fitted carpet.

Living Room (19'3" x 13'10")

Large living room with picture windows to front with vertical blinds. Two central heating radiators. Further window to side, also with vertical blinds. TV aerial. One double and two single power points. Central ceiling light. Movement sensor. Fitted Carpet.

Family room/Dining room (17'5" x 9'11")

Rear facing room accessed from hall and kitchen. UPVC patio doors lead to steps down to south facing patio area and lawn. Two central heating radiators. Two single power points. Central ceiling light. Movement sensor. Fitted carpet.



Living Room



Family room/Dining room



Bedroom 1



Bedroom 2

Kitchen (14'9" x 7'6")



Kitchen

South facing kitchen accessed from both the dining room and the hall, with two large windows with blinds look on to the rear garden. Fully fitted with ample base and wall units. Automatic washing machine, dishwasher, dryer, fridge and freezer all included. Zanussi halogen electric cooker also included. Central heating boiler. One and half bowl stainless steel sink and drainer. Tiled splashbacks. Twin ceiling lights. Movement sensor. Linoleum floor. Door to side of house leads to carport and garden.

Stairs with wrought iron balustrade lead from the hall to a half landing and upper landing

L shaped upper landing (12'7" x 12'5") at longest and widest

Window to front. Linen cupboard. Central heating radiator. Power point. Fitted carpet.

Bedroom 1 (16'7" x 14')

Large bedroom with windows to front and side. Built in wardrobe with double doors with hanging rail and shelf. Two central heating radiators. Two single power points. Fitted carpet.

Bedroom 2 (13'6" x 9'11")

Further large bedroom with twin windows to rear. Extra deep cupboard/walk in wardrobe with hanging rail and shelf accessed by double doors. Central heating radiator. Panic button. Two single power points. Fitted carpet.

Bedroom 3 (14'5" x 9'6")

Twin windows to the rear. Double doors accessing a fitted wardrobe with hanging rail and shelf over. Central heating radiator. Two single power points. Fitted carpet.

Bedroom 4 (14'5" x 8'7")

Twin windows to front. Ceiling light. Central heating radiator. Single power point. Fitted carpet.