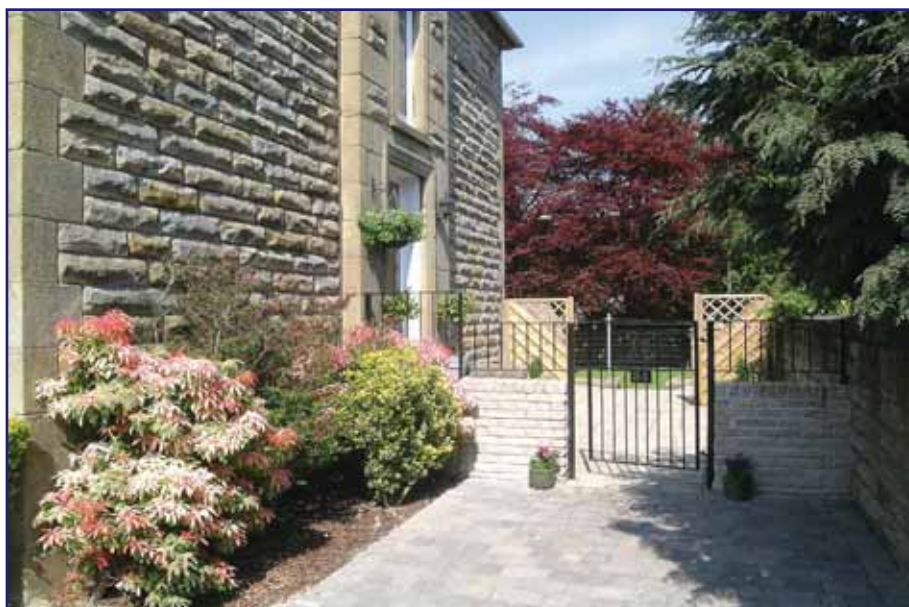




t: 0131 346 0099
f: 0131 337 3751
e: mail@finlaysons.com, w: finlaysons.com



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t: 0131 346 0099



BARNTON
34 Parkgrove Drive EH4 7QG

Offers over £185,000

Superbly appointed, stone fronted, main door upper villa with extension potential in quite street in the popular and well regarded Barnton area. Private drive, patio area and rear garden. The accommodation, in immaculate order throughout, comprises:- Private entrance stair to side leading to hall giving access to all accommodation. Bay windowed living room with living flame gas fire, two large double bedrooms, office/box room with window to front, large fully fitted kitchen with window to rear and fully tiled bathroom. The property benefits from full gas fired central heating/combi boiler and full UPVC double glazing. Large attic with roof light providing potential for conversion (Planning Permission and Building Warrant both granted and available for inspection).

Viewing

Thursday 6.30pm – 8.30 pm Sunday 2.00pm – 4.00 pm
or telephone 07989 323645

Location

The property is quietly located in the leafy Barnton area of the city, offering easy access to the motorway network. Local amenities are close at hand as are bus routes to the city centre.

L shaped entrance hall (11'8" x 6'7") at longest and widest

Stripped, original wooden doors with brass ironmongery lead to all rooms. Ceiling light and smoke detector. Skylight providing borrowed light. Double power point. Central heating radiator. Hatch giving access to attic. Laminate wood floor.

Living room (18'8 x 12'4")

Excellent bay windowed lounge with south facing aspect. Wooden fireplace with reconstituted marble hearth and insert with gas fire with brass trim. Ceiling light with ceiling rose. Ceiling coving. Varnished wooden surround to window. Central heating radiator. Telewest television aerial. Two telephone points. Four double power points. Fitted carpet.

Kitchen (11'1" x 9'8")

Modern, fully fitted kitchen with ample base and wall units. Under unit lighting. Window to rear giving aspect over rear garden. One and half bowl sink with drainer. Fully tiled splashbacks. Granite effect worktops. Gas hob with recycling cooker hood over. Double electric oven. Automatic washing machine. Fridge and freezer. Two double power points at upper level plus dedicated points. Further double power point at lower level. Central heating radiator. Slate tiled floor.



Double bedroom 1 (12'6" x 11'1")

Front facing double bedroom with twin windows to front. Ceiling light. Ceiling coving. Central heating radiator. Three double power points. Fitted carpet.

Double bedroom 2 (11'2 x 8'10" (plus 3' wardrobe space)

Further double bedroom with window to rear. Telewest telephone point. Two double power points. Full width, triple wardrobe with smoke glass doors. Central heating radiator. Fitted carpet.

Store room/Study (6'4" x 3'3")

Useful store room or small office with window to front. Double power point. Venetian blind. Central ceiling light. Laminate wood floor.

Bathroom (7'11" x 5'10")

Beautifully appointed bathroom with three piece white suite and chrome fittings. Fully tiled to ceiling level with contrasting tiles to the lower and upper levels. Mira sport electric shower over bath. Glass shower screen. Corner medicine cabinet. Frosted UPVC window to rear. Central ceiling light. Central heating radiator. Laminate wood floor.

Attic

A hatch in the hall ceiling gives access via a ladder to a large, insulated and partially floored attic area. Planning permission and a Building Warrant (available for inspection) have been granted for the conversion of this area into additional accommodation.

Externally

To the front of the property there is a drive laid in "Tegula" leading to a wrought iron gate giving access to an area to the side. A patio area leads to steps which in turn lead down to a fenced and landscaped rear garden laid to lawn with shed and drying area.

Extras

Automatic washing machine. Fridge and freezer. Fitted carpets. Curtains (except those in the front bedroom). Blinds. Garden shed.

Further items of furniture may be available by separate negotiation.



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.