

BARNTON

3 Barntongate Avenue EH4 8BD OFFERS OVER £205,000

- Well appointed semi detached villa built around 1963
 - South facing rear garden
 - Gardens front and rear with drive and car port to side
- Sun porch, entrance hall, large open plan lounge/dining room, fitted kitchen, conservatory, three bedrooms and bathroom.
 - Satellite television wired relay system
- Full GCH and UPVC DG with some ornamental cut glass panes
 - Burglar alarm
 - Large attic
 - Potential for extension

Viewing: Thursdays 7pm to 8.30pm Sundays 2pm to 4pm or telephone 07831 261037



Fine semi detached villa constructed by Miller Construction in around 1963 in cul de sac located off Drum Brae with ready access to the City Centre and the motorway network. The property lies in the catchment area for Royal High Secondary school and Clermiston Primary school. Local shops are within walking distance, as are public transport routes into the City Centre. The rear garden is south facing and the property benefits from full gas central heating, UPVC double glazing and a conservatory. Internally there is a satellite distribution network of cables. The property also has a burglar alarm. The accommodation comprises:

Entrance porch (6'11" x 3'5")

With glazed sides and frontage and a tile effect linoleum floor. Timber lined painted ceiling. Alarm sensor. Gives access by a UPVC door and side panel with stained glass panel with leaded coloured glass to:

Entrance hall (14'3" x 6'7")

Large under stair cupboard with light containing electric meter and gas meter and central heating programmer. Burglar alarm panel. Thermostatic control on the wall. Telephone point. Two power points. Boxed in radiator with shelf over. Fitted carpet.

Living room/dining room (25' x 11'10") at widest



Large through room with large double glazed windows to front. Ceiling coving. Twin ceiling light. Telewest and BT points. Two central heating radiators. Gas fire powering back boiler. Four double and one single power points. Serving hatch from kitchen. Double glazed French doors with twin side panels at the rear of the dining room give access to the conservatory. Fitted carpet.



Fitted Kitchen (9'7" x 9')

Fully fitted with ample base and wall units in pine finish. Double glazed window to side. Double glazed door with alarm sensor giving access to conservatory to rear. Ceiling lights. One and half bowl sink. Integral dishwasher. Recently purchased electric cooker with twin oven and halogen plates in brushed steel included. Tiled splashbacks. Recycling cooker hood with light. Breakfast bar area. Space for fridge freezer. Central heating radiator. Alarm sensor. TV aerial point connected to satellite distribution circuit. Laminate wood effect linoleum floor. Provides access to:

Conservatory (17'10" x 6')

South facing, full width conservatory with UPVC double glazed windows to side and front with opening top hoppers and patio doors giving access to patio area to rear and side. Access to dining room via double glazed doors. Three double power points. Tiled floors in contrasting green and white. Shelf space. The area at the side of the kitchen is plumbed for an automatic washing machine and tumble dryer. Three wall lights.

Stair and landing

Stair with window to side and double power point at half landing level gives access to upper landing which has shelved linen cupboard. Fitted carpet. Access to all upstairs accommodation. Access hatch to attic.

Bedroom 1 (14'3" x 10'5")



Double glazed windows to front with side opening panels and opening top unit. Cupboard housing hot water tank with adequate space for storage and shelf over. TV connected to satellite box in living room. Central heating radiator. Two double power points. Fitted carpet.

Bedroom 2 (10'7" x 10'3") plus space occupied by fitted wardrobes

UPVC double glazed windows to rear with side opening units and top hopper. Central heating radiator. One double and two single power points. Double wardrobe with sliding doors and additional storage cupboard to side. Three further storage cupboards over. Fitted carpet.

Bedroom 3 (9'8" x 8'2")

Third bedroom with double glazed window to front, again with side opening panel and top hopper. Central ceiling light. Central heating radiator. Two double power points. Fitted carpet.

Bathroom (6'9" x 6'3")

Good sized bathroom with frosted double glazed window to rear. Fully tiled to ceiling level and having three piece white suite with chrome fittings. Gainsbrough electric shower and shower curtain. Wall mirror with halogen light over. Three recessed halogen spotlights. Central heating radiator. Shelf space. Fitted carpet.

Externally

The front garden has area of lawn with small ornamental tree in the centre and shrubs around the outside. A slab driveway to side leads to the car porch. To the rear there is patio area with stone chippings with two steps up to a grassed area with mature trees. Two garden huts. The rear garden has borders containing shrubs and trees.

Attic

Accessed by a ramsey style ladder, this is a large attic with skylight presently used as a children's play area. Twin wall lights. Cold water tank. Two double power points. Further storage available under eaves. The 6' x 3' snooker table will be included if required.

Scope exists for a two storey extension to the side of the property (plans available for inspection).

Extras

All fitted carpets and curtains together with the integral dishwasher and the almost new electric cooker with twin oven and halogen plates.

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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