

# 10

Barnton Park Gardens, Davidson's Mains, Edinburgh, EH4 6HN



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One Edinburgh Quay  
133 Fountainbridge  
Edinburgh  
EH3 9QG



- Detached Four Bedroom House in Spacious Grounds
- Entrance Hall
- Sitting Room Opening onto Good-Sized Dining Room
- Kitchen/Breakfast Room
- Ground Floor Double Bedroom with En Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Detached Garage
- Mature Rear Garden
- Off-Street Parking for Multiple Cars
- Central Heating
- Double Glazing





#### PROPERTY DESCRIPTION

Quietly located on leafy Barnton Park Gardens, this four bedroom, detached house arranged over two floors, is now in need of some modernisation, but offers excellent potential to create a bright and modern home. The property further boasts an abundance of entertaining space and large private garden, driveway with detached garage and ample parking.

#### LOCATION

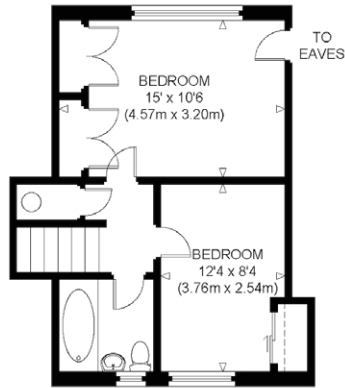
The property is enviably set on a smart residential street, moments from the bustling village shops, cafes and local amenities of Davidson's Mains. A short distance away is Cramond shoreline and beach as well as the

manicured grounds of Lauriston Castle and the tranquil open spaces of Davidson's Mains Park. For the golfer, The Royal Burgess and Bruntsfield Links Golf Clubs are a short walk to the North as well as Silverknowes Course with its lovely sea views. A good selection of schools are also locally placed including Davidson's Mains Primary School, The Royal High School and Cargilfield. Regular bus services connect with Edinburgh City Centre as well as the surrounding areas and there is easy access by car to the City Bypass and motorway network for commuters.

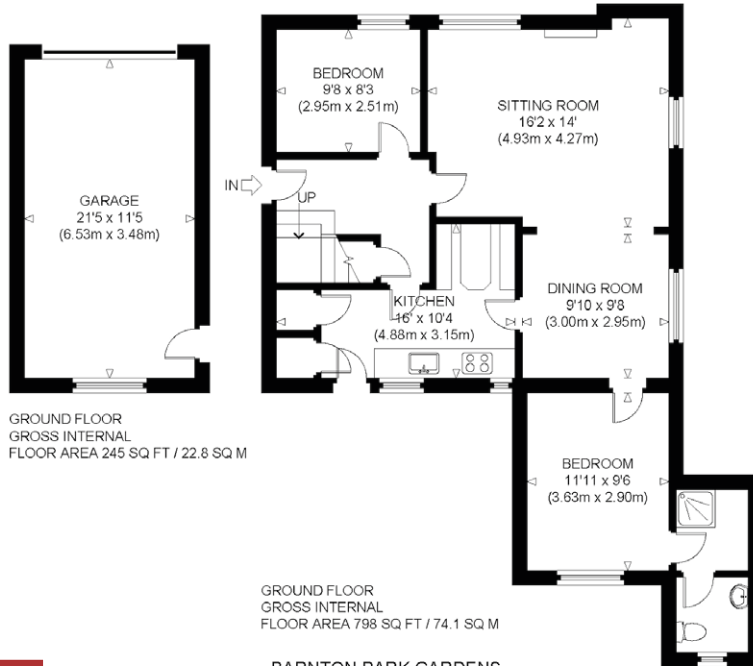
**COUNCIL TAX BAND F**

10 Barnton  
Park Gardens,  
Davidson's Mains,  
Edinburgh,  
EH4 6HN





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 381 SQ FT / 35.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 245 SQ FT / 22.8 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 798 SQ FT / 74.1 SQ M

BARNTON PARK GARDENS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1179 SQ FT / 109.5 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL GARAGE AREA 245 SQ FT / 22.8 SQ M  
TOTAL COMBINED FLOOR AREA 1424 SQ FT / 132.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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