



Barnshot Road, Colinton, **EHI3**

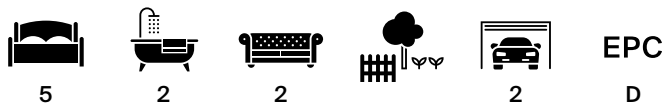


A rare opportunity to acquire a wonderful family house in a prime Colinton address

This 1920s detached family home is set within a large plot, with gardens to the front and rear, as well as benefiting from ample off street parking and a double garage. Barnshot Road is extremely well located on a quiet road in Colinton, which is one of Edinburgh's most popular and exclusive suburbs situated approximately 5 miles southwest of the city centre.

The house is spread across two floors and is entered at the side of the property. The back door provides access to the office making it a great work from home space. There are numerous period features including Art Deco external lights, original sanded and sealed flooring in the hallway/sitting/dining room/sunroom, together with fireplaces, cornicing and picture rails. Original pitch pine woodwork is an attractive feature throughout.

There is an excellent balance of accommodation including two glorious reception rooms and an architect designed sunroom connecting to the main sitting room. The beautiful hand painted Newcastle kitchen with black granite work surfaces looks over the garden and enjoys a double aspect. There is also an adjoining utility room. A cloakroom with WC completes the ground floor.



Offers Over	Tenure	Local Authority	Council Tax
£1,250,000	Freehold	The City of Edinburgh Council	Band H



On the first floor there are five well-proportioned bedrooms. The master bedroom incorporates an en suite with bath and walk in shower, whilst the family bathroom also has a walk in shower. Bedroom 2 & 5 are cleverly adjoined by a play/tv/snug room. There is potential for extension into floored attic space, subject to necessary consents.

A gated driveway to the side of the front lawn leads to an area of hard standing and a detached double garage is set around the back of the house, allowing for the parking of multiple cars. There is also an EV charging point located at the rear of the house. The house sits centrally on the expansive plot, with rolling lawns to the front and the rear, and is enclosed on all sides by hedges providing privacy. The garden is well-maintained and has a selection of mature trees, shrubs and flowerbeds. In total, the plot measures approximately 0.5 acres.

Location

The house is set in a quiet, leafy location very close to the historic thriving village of Colinton which provides a substantial range of local amenities. These include doctor and dentist surgeries, primary schools, a Co-op, post office and a library, with the nearby Tesco superstore and the Gyle Shopping Centre offering more comprehensive services. There are two family run restaurants within walking distance.

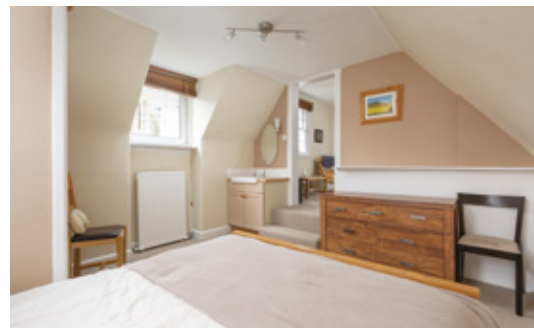


The property lies within a convenient distance to the Edinburgh City Bypass, giving quick access to the M8 and Edinburgh Airport (8 miles). Regarding outdoor pursuits, Colinton Dell, the Pentland Hills, the Water of Leith Walkway and the Hillend Dry Ski Slope are all within a short distance, as is Kingsknowe golf course, a local tennis club and two racket sports clubs.

In addition to some well-rated State primary and secondary schools, Edinburgh boasts some of the country's finest day and boarding schools, with Merchiston Castle School located within the village of Colinton and both George Watson's College and George Heriot's School situated nearby.

Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.





Approximate Gross Internal Floor Area

2843 Sq Ft - 264.11 Sq M

Garage, Summer House & Sheds

404 Sq Ft - 37.53 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Knight Frank Edinburgh

80 Queen Street

Edinburgh

EH2 4NF

knightfrank.co.uk

I would be delighted to tell you more

Emma Marshall

0131 222 9607

emma.marshall@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2023. Photographs and videos dated February 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com