











Offers Over
£250,000

29/8 Barnton Grove

Barnton | Edinburgh | EH4 6EQ

Set within the iconic former Barnton Hotel, including the landmark belltower with 360 degree far reaching views, this beautiful and unique top floor (2nd) flat has been stylishly converted to offer the perfect blend of period charm and contemporary style.

-  2 Bedrooms
-  1 Reception Room
- Belltower with 360 views
-  2 Bathrooms
-  Lift access
-  Parking
-  Communal gardens
-  EPC Rating – C
-  Council Tax Band – F



Description

The building forms a landmark at the gateway to the City of Edinburgh when approaching from the north and west. Having been sympathetically converted in 2014 to residential flats, great attention to detail has been paid ensuring that the property offers the best of both worlds - an impressive period building with the modern conveniences of lift access, good insulation, central heating and double glazing. This comfortable home is on the second floor (top) and offers well-proportioned accommodation, briefly comprising: entrance hallway with secure entryphone system and useful built-in storage including two large utility closets, one plumbed with the washing machine. Generous open plan reception room and kitchen with ample space for both living and dining furniture with the kitchen area fitted with an excellent range of modern wall and base units with integrated appliances including fridge, freezer, dishwasher, oven, microwave and hob. The impressive principal bedroom is a generous double room with ample built-in wardrobes and storage space and has an en-suite shower room with modern white suite, stairs lead up to the belltower which provides an ideal relaxation, home office or hobby space and has far reaching views in all directions. There is a second double bedroom enjoying views to the south with generous built-in wardrobe space and a family bathroom with white suite and electric over bath shower completes the accommodation. Please note that there is an age restriction in place requiring residents to be a minimum of 50 years of age.



Extras

The fitted carpets and floor coverings, light fittings, window blinds, washing machine and the aforementioned kitchen appliances are to be included in the sale.

Gardens, Parking and Factor

Attractively landscaped communal gardens are available for residents to enjoy and an allocated parking space with further visitor parking is provided. The building, grounds and lift are maintained by Your Life Management Factors at a cost of approximately £236pcm. This includes buildings and lift insurance, cleaning and maintenance of the communal stair, regular window cleaning and landscaping of the gardens and grounds.

Viewing

Please contact Neilsons on 0131 625 2222





Location

Barnton has been long regarded as one of Edinburgh's most desirable residential areas. This attractive leafy suburb lies to the northwest of Edinburgh City Centre and offers excellent transport links to the city and surrounding areas with regular local bus services and convenient road connections to the bypass, airport and Forth bridges. A useful parade of local shops are just a short walk from this property and provide for day to day needs with a wide choice of supermarkets available within a short drive including the Craighleith Retail Park and the Gyle Centre. A haven for golfers, the area is home to the prestigious Royal Burgess and Bruntsfield golf clubs with a wide selection of walking routes and outdoor pursuits also close at hand.



Approx. Internal Area 87.07 Sq M / 937 Sq Ft.

Not to scale. For identification only.

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Third Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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