



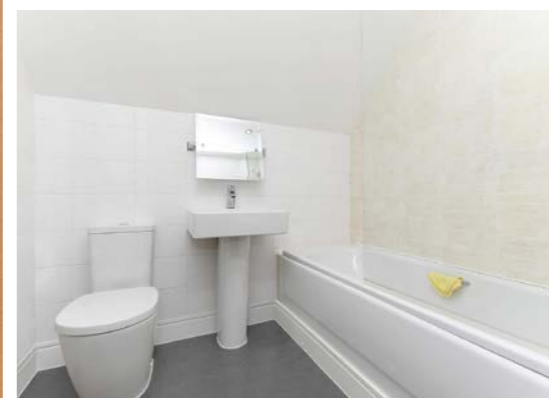
29/8 Barnton Grove
Ramsay Grange, Barnton, Edinburgh, EH4 6EQ

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Beautifully maintained common area/hallway with seated area.
- Stairs & lift to upper levels.
- Reception hall with superb storage.
- Attractive open plan living room/dining room/kitchen with breakfast bar & integrated appliances.
- Generously proportioned master bedroom with built in mirrored wardrobes & further storage, en suite shower room.
- Carpeted staircase leading to the exceptional Tower which boasts stunning panoramic views from Corstorphine Hill round to the Pentland Hills, over to Queensferry Crossing and Fife.
- Further south facing double bedroom with built in mirrored wardrobes and views to Pentlands.
- Contemporary fitted bathroom with bath and electric shower.
- Gas central heating.
- Sash & case double glazed windows.
- Well maintained communal grounds.
- Allocated residents parking.
- Electric charging point on street.



GENERAL DESCRIPTION

A rare opportunity to purchase this fabulous top floor flat part of the converted Barnton Hotel in the prestigious Barnton district of the City, finished to a high standard throughout and beautifully maintained. The property boasts outstanding panoramic views, most particularly from its own unique lookout Tower and is brought to the market in move-in condition. An ideal bolt hole property or perhaps for someone downsizing and looking to stay in the area.

Factor - Approximately £236 per month this includes, Buildings Insurance, Cleaning of communal areas. Window cleaning and maintenance of the communal grounds. Occupants must be over 50 years old.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREEZER, DISHWASHER AND MICROWAVE. THE AUTOMATIC WASHING MACHINE (HOUSED SEPARATELY WITHIN THE RECEPTION HALL CUPBOARD) CAN ALSO BE INCLUDED WITHIN THE FOR SALE PRICE. OTHER ITEMS WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

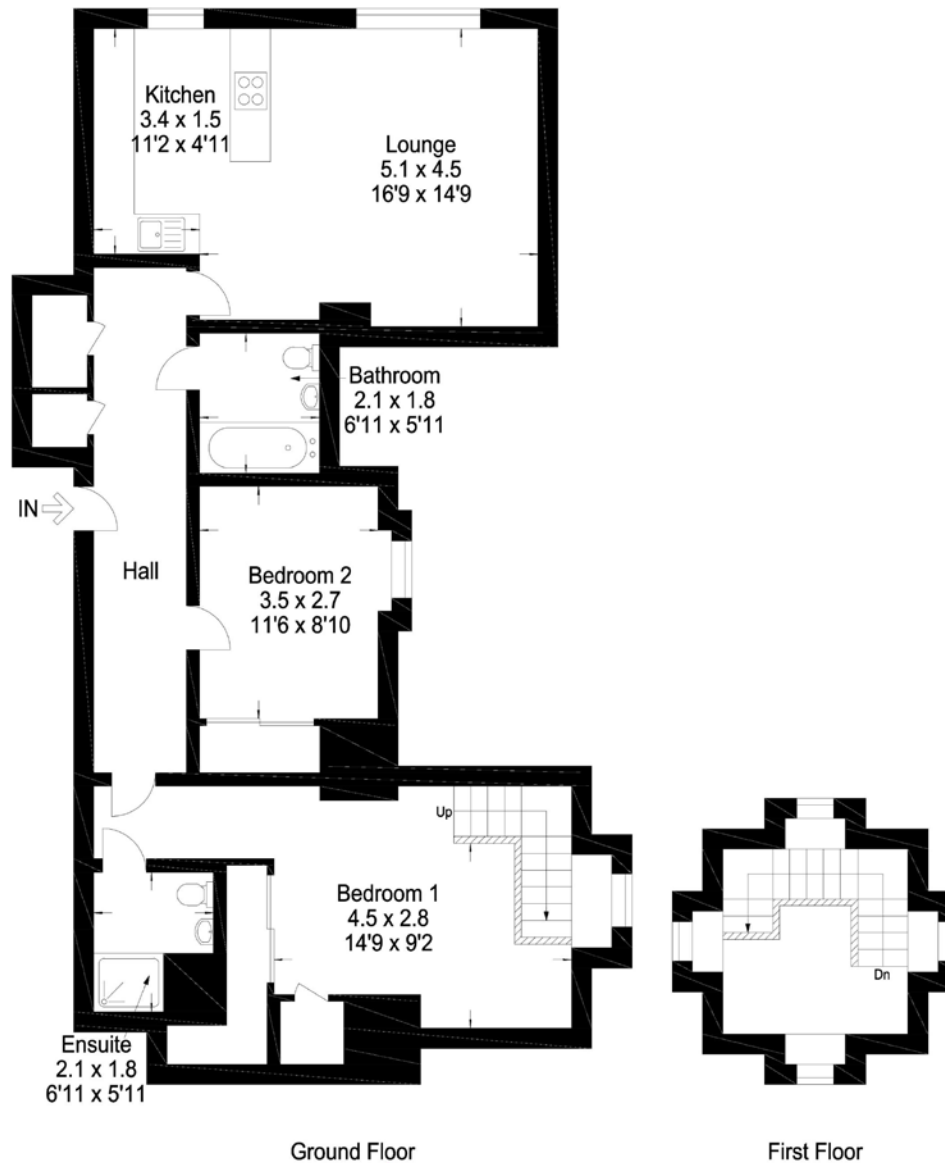
LOCATION

Barnton is a much sought after, peaceful and exclusive residential area lying only a few miles from the City Centre. There are excellent local shopping facilities within a minute's walk including a Post Office, café and gift shop, hairdresser and pharmacy as well as a small supermarket. A short distance along Queensferry Road there are further facilities including a restaurant and a Tesco Express. Larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gait, and Craighleith Retail Park which has a Sainsbury's Supermarket, Marks and Spencer, Boots and other stores. Davidson's Mains is a short drive away which has a children's playpark, post office and a range of other shops and amenities.

There is a wide variety of leisure facilities within easy reach of the property. Riverside walks along the River Almond take you along the wooded paths either to Cramond Beach and promenade or in the other direction to the extensive Dalmeny Estate. Cammo Estate is also within easy walking distance or for indoor facilities Drumbrae Leisure Centre is a short walk away with a swimming pool and fitness classes. There are several excellent local golf courses including The Royal Burgess and Bruntsfield Links and opportunities for sailing enthusiasts are available at Cramond and South Queensferry. The area has excellent bus routes into the city centre, the M8 and the city bypass are within close proximity as are Edinburgh International Airport and Edinburgh Gateway Station. Access to the Queensferry Crossing and the central motorway network is also only a short drive away.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

F.
APPROXIMATELY 2.2 MILE TO SOUTH GYLE STATION.
APPROXIMATELY 5.5 MILES TO EDINBURGH AIRPORT.
WITHIN 50 METRES.



Ground Floor

First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes if possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2022



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.