



**77/16 Barnton Park View
Edinburgh, EH4 6EL**

espc

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ELP



**Arbuthnott
McClanachan**
solicitors & estate agents



PrimeLocation.com



BRIGHT AND SPACIOUS

TWO-BEDROOM, GROUND FLOOR, RETIREMENT FLAT



Bright and spacious, two-bedroom, ground floor retirement flat (age restrictions apply) situated in the sought after Barnton district in Edinburgh. Set in attractive leafy grounds this development benefits from residents' parking, a lift and a lovely residents' lounge. The property itself requires some modernising. The accommodation consists of an entrance hall with storage, an attractive lounge with a bay window which overlooks the garden grounds, nice cornicing and an electric feature fire. The kitchen has white fitted wall and base units, plenty of worktop space and a good range of appliances, again with lovely views to the garden grounds. There are two double bedrooms, both with fitted wardrobes and a nice outlook, and a shower room with a mirrored vanity unit. The communal grounds are mainly laid to lawn with mature planting, trees and several seating areas to enjoy good weather.

Hall

Lounge with bay window

Kitchen

Two double bedrooms with fitted wardrobes

Shower room

Good storage

Electric heating and double glazing

Emergency alarm pulls

Communal lounge

Lift

Communal grounds

Residents' parking

Factored by Hanover Housing approx. £163 per month





BARNTON

The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



Extras

All blinds, light fittings, oven, hob, washing machine, fridge and freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

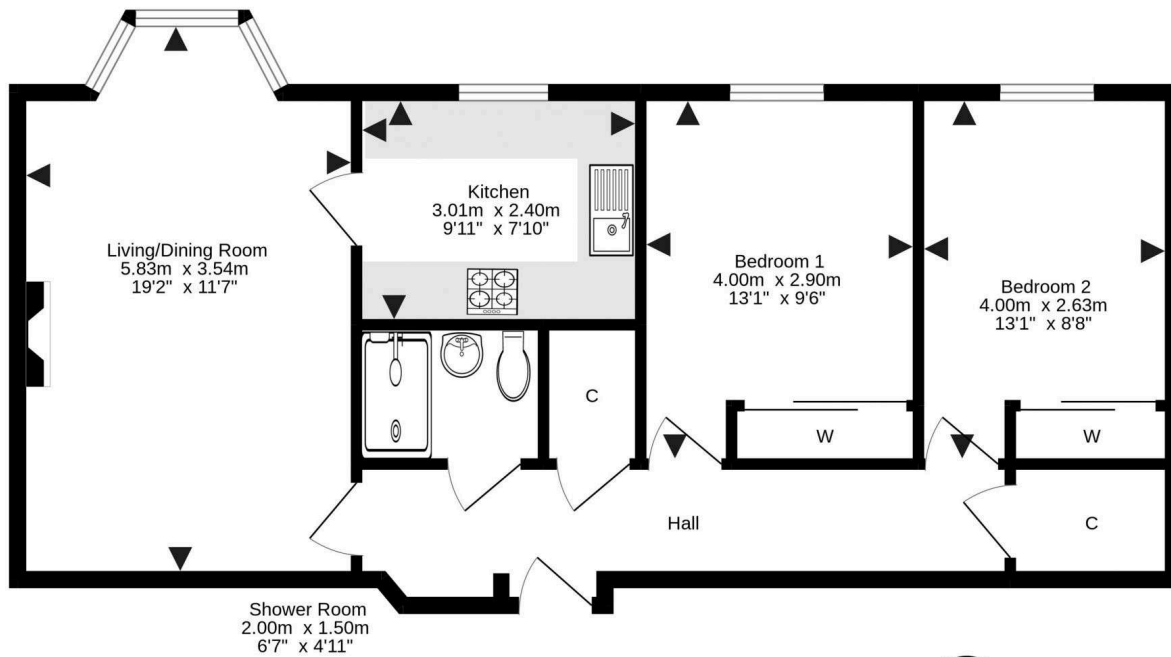
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Home Report Valuation

£210,000

EPC Rating

C



TOTAL FLOOR AREA : 63.0 sq.m. (678 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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