










Fixed Price

£210,000

77/2 Barnton Park View

Barnton | Edinburgh | EH4 6EL

Attractive, well presented ground floor corner retirement flat, quietly positioned within a sought-after development close to local amenities and transport links. The development caters for independent living with the added security of a Housing Manager. Early viewing highly recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom and 1 WC
-  On-street parking
-  Garden to rear
-  EPC rating – D
-  Council tax band - E



Description

In brief the accommodation comprises; secure entry system into communal hallway, welcoming entrance hallway with two useful built-in storage cupboards, generously proportioned and bright lounge/dining room pleasantly overlooking the communal garden grounds, modern fitted kitchen, principle bedroom with fitted wardrobes, second good sized bedroom with fitted wardrobes, stylish shower room and separate WC.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated dishwasher, tumble drier and integrated fridge/freezer. Other items of furniture can be made available by separate negotiation.

Gardens & Parking

The property is surrounded by beautiful well cared for communal garden grounds which are laid out to lawn with mature trees, shrubs and plants, a peaceful area to enjoy. There is residents parking within the complex, with additional visitor's car parking area.

Hanover Housing

Hanover Housing Age restriction whereby one party has to be at least 60 years of age or over and any other person can be no younger than 55 years old. A service fee of approx. £222 per month is payable to Hanover Housing.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

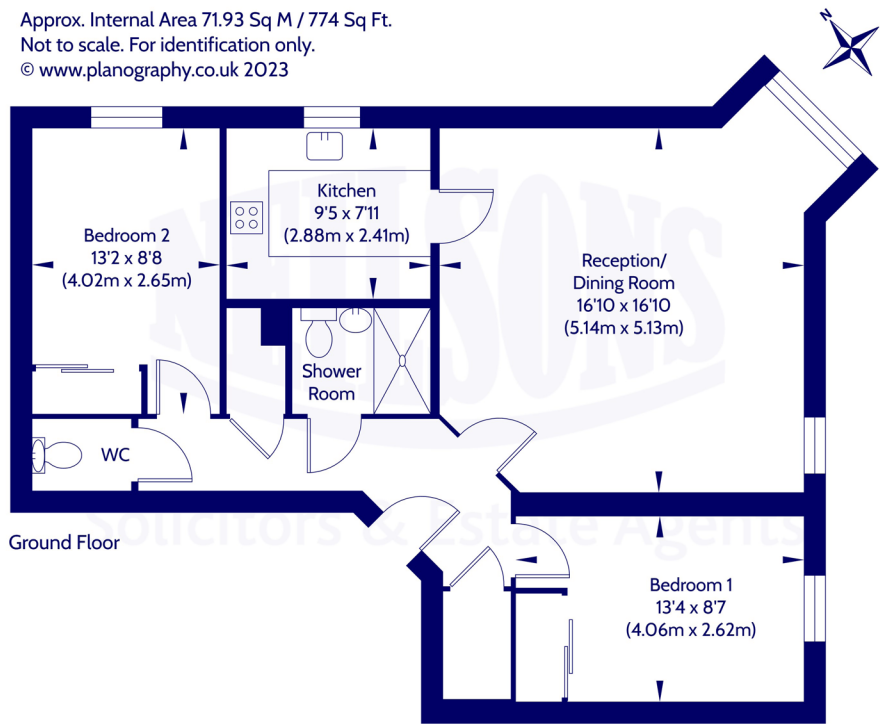
The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. 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.



Approx. Internal Area 71.93 Sq M / 774 Sq Ft.

Not to scale. For identification only.

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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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

