



77/18 Barnton Park View, EDINBURGH, EH4 6EL

Description

Immaculately presented two bedroom first floor flat in excellent order throughout and finished to a high standard, which forms part of a retirement development in the sought after area of Barnton. The development further benefits from a duty manager, secure entryphone system, residents' lounge, lift access to all floors and telecare / careline system with pullcord in all rooms. There is also the opportunity to participate in a variety of social events with other residents. The property also benefits from UPVC double glazing and Fisher electric storage heating.

The accommodation comprises:

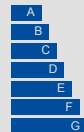
- Entrance hall with two deep storage cupboards
- Generous living/dining room with bay window, cornicing, electric fire with remote control with composite hearth and surround
- Well equipped kitchen fitted with a range of modern units with marble effect worktops with matching tiled splash back and appliances including electric induction hob with extractor hood, fridge freezer, dishwasher, washer, dryer and electric double oven; undercounter electric heater
- Good sized double bedroom with built-in mirrored wardrobes
- Fully tiled shower room with Carrara marble style tiles, large shower enclosure with Mira electric shower, wall hung wash basin with vanity unit, medicine cabinet with LED lighting and WC with concealed cistern
- Separate WC with fully tiled walls, wash basin and storage unit
- Further good sized double bedroom with built-in mirrored wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside & Gardens

There are well maintained landscaped garden grounds surrounding the property. There is also a private residents' car park.

Location

Barnton Park View is located approximately four miles North West of the City Centre. There are local shops nearby at Parkgrove including a Tesco Metro, bakers, restaurant, wine merchant and pharmacy and further local shops on Whitehouse Road including a post office, bank, chemist and Co-operative Supermarket. Further more extensive shopping facilities can be found at the Gyle Shopping Centre and Corstorphine. There is a frequent bus service accessible by a short walk, to the city centre and surrounding areas.

Eligibility

There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over.

Factoring

The development is factored by Hanover Housing and the monthly charge is around £163 per month and this covers maintenance of the communal areas of the development and includes block building insurance.

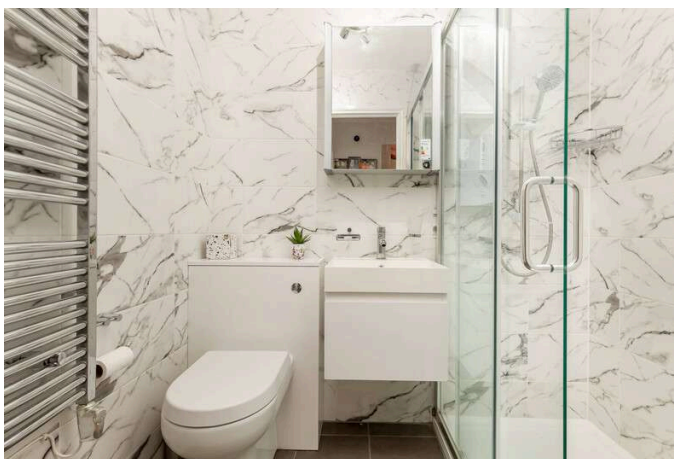
Services

There is also a duty manager Monday to Friday, a 24 hour care line and communal laundry facilities.

Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

Council tax - Band E



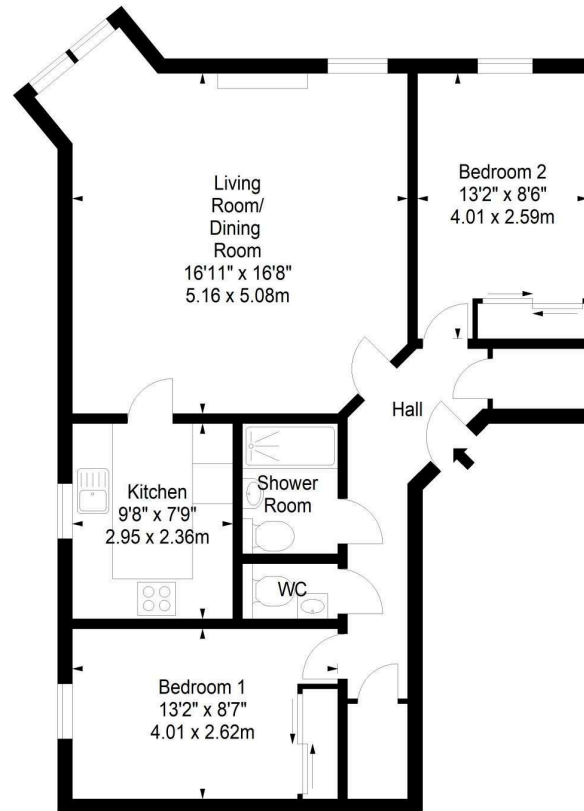




Barnton Park View,
Edinburgh,
Midlothian, EH4 6EL



Approx. Gross Internal Area
774 Sq Ft - 71.90 Sq M
For identification only. Not to scale.
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First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
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