



Solicitors & Estate Agents



Offers Over  
**£355,000**

## 86/6 Barnton Park View

Barnton | Edinburgh | EH4 6HJ

A wonderful opportunity has arisen to acquire this exceptionally spacious top floor three bedroom apartment, with separate study and single garage, set within a quiet and established residential development in the highly sought-after Barnton district of the city. Nestled in amongst beautifully maintained communal gardens close to superb amenities and commuting links, the property will undoubtedly appeal to a variety of buyers including professionals as well as growing and established families.

- 4 beds
- 1 public
- 2 bathrooms
- Communal gardens
- Single garage
- EPC Band - C
- Council Tax Band - G



virtually staged by **HOMElii**

## Description

Internally, the property is presented in a good standard however would now benefit from some modernisation while briefly comprising of; welcoming entrance hallway with a large walk-in storage/pantry cupboard with shelving, shelved linen cupboard and access to the floored attic space via a dropdown ladder offering excellent provisions for further storage, light and airy lounge/diner with a private balcony with a gorgeous and leafy outlook over the communal gardens, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas, under-unit lighting and a peaceful dual-aspect outlook while being styled with light grey units and a light grey worktop, substantial principal double bedroom with integrated double wardrobes with sliding mirrored doors, fully-tiled en-suite shower room with a single cubicle, bidet and heated towel rail, generous second double bedroom with a bay window, dual-aspect outlook, electric fireplace and sliding double doors leading to a separate home study area which offers flexible use for a potential dressing room or extra bedroom, third sizable double bedroom with integrated sliding mirrored wardrobes and ample space for different configurations, and a fully-tiled family bathroom suite with an over-bath shower, heated towel rail and shelved linen cupboard.

The property also benefits from a secure door entry system, gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

The property is factored by James Gibb with fees payable of approximately £100 per calendar month.



virtually staged by **HOMElii**



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## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, microwave and fridge-freezer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The shared grounds are beautifully maintained by the factor and the apartment also enjoy a private single garage with automatic door activated by a fob, as well as ample visitors' parking.

## Viewing

By appointment through Neilsons 0131 625 2222.

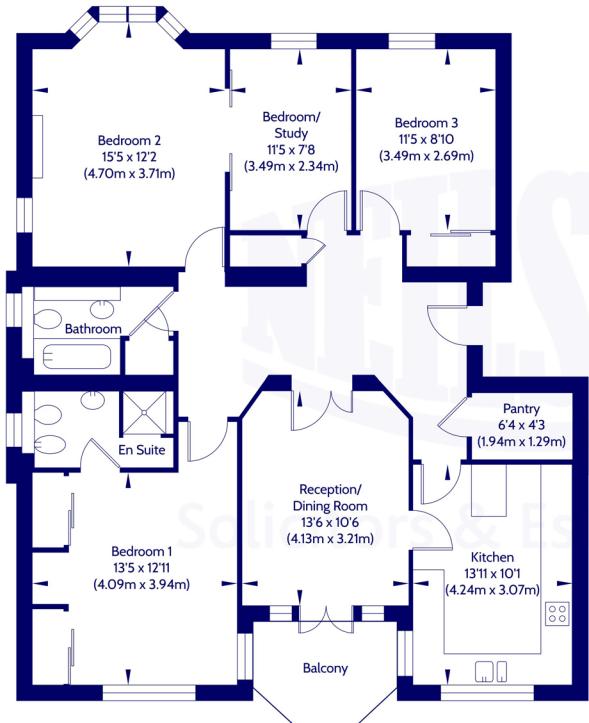




## Location

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, 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 Links 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.





## Second Floor

Approx. Internal Area 112.16 Sq M / 1207 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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