



15 Barnton Court, Edinburgh, EH4 6EH

Description

Bright and spacious fourth floor flat with pleasant views towards the Royal Burgess golf course. The property has lift access, a south facing balcony, well-tended landscaped communal garden grounds and a single garage. It also has electric panel heating and UPVC double glazing.

The accommodation comprises:

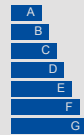
- Entrance hall with two storage cupboards
- Shower room with fitted furniture with WC with concealed cistern, wash basin with vanity unit and large walk-in shower with Mira sport electric shower. It is partially tiled with wallboard in the shower area.
- Front facing double bedroom built-in mirrored wardrobes.
- Further good sized bedroom currently in use as a formal dining room
- Front facing living room with a pleasant aspect over the landscaped garden grounds; it has a tiled balcony with south facing aspect
- The kitchen is fitted with a range of wall and base mounted units with laminate worktops and appliances including electric cooker, washing machine, dishwasher and fridge freezer
- Rear facing double bedroom with shelved and storage cupboard



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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Outside and Gardens

There are pleasantly landscaped communal gardens with lawn and mature trees and shrubs. There is single garage within a row of garages to the side of the building. There is also unallocated residents' parking within the car park with further parking available on street.

Location

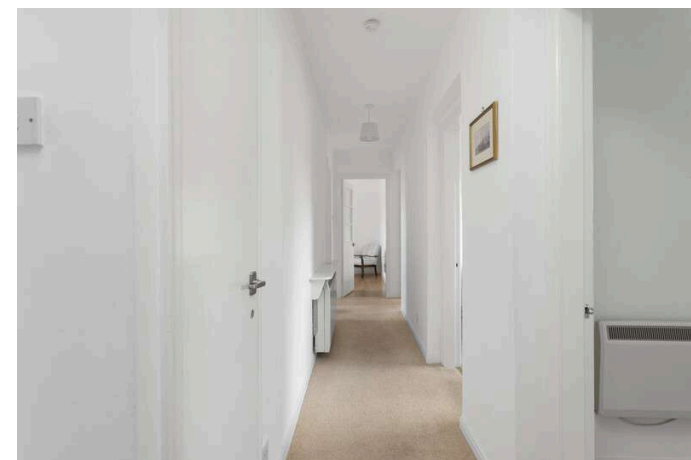
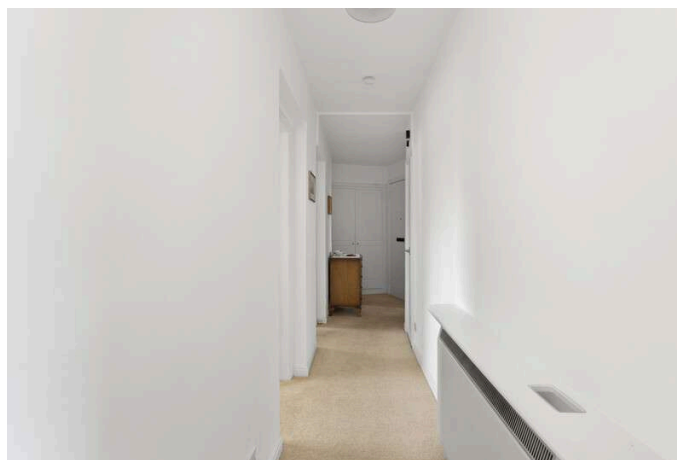
Barnton is one the most sought after residential areas in Edinburgh, enjoying a peaceful situation in the leafy suburbs of west Edinburgh. It is adjacent to Cramond on the South shore of the Firth of Forth with stunning views to match. It is approximately 4 miles North West of the City Centre. There are splendid walks nearby along the river Almond and at Cramond beach. There is local shopping with a post office and small supermarkets on Whitehouse Road and in nearby Davidson's Mains. More extensive shopping facilities can be found at Craighleith Retail Park and the Gyle Shopping Centre, both within a short drive. The property lies within the catchment area of Cramond primary school and the Royal High school, both highly regarded schools. It is also conveniently located for many independent schools including Cargilfield, Erskine Stewart's Melville, St George's and Fettes. It is also close to the Royal Burgess Golf Club, Bruntsfield Golf Club and Barnton Park Lawn Tennis Club.

Extras

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

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.





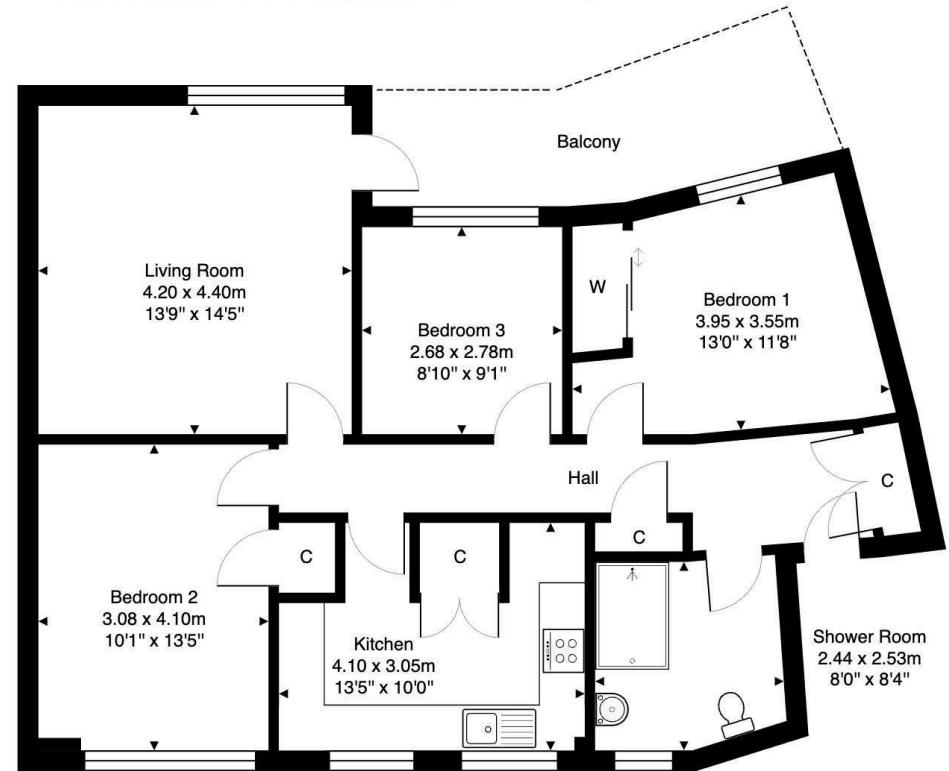
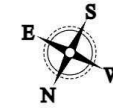




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Total Area: 83.5 m² ... 899 ft²

All measurements are approximate and for display purposes only



Fourth Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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