



Offers Over
£500,000

20 Barnton Grove

Barnton | Edinburgh | EH4 6EJ

Neilsons are delighted to offer on to the market this generously proportioned main door flat, which forms part of a well-kept modern development, resting on the fringes of the Royal Burgess golf course, in the leafy Barnton area of the capital. Well suited to the professional couple, downsizer and growing family alike, the property offers highly flexible accommodation and benefits from a substantial private terrace and single garage.

-  3 bedroom
-  3 public room
-  2 bathroom
-  Residents parking and garage
-  Private terrace
-  EPC rating – B
-  Council tax band - G



Description

The internal space is accessed via a private pathway/entrance, and briefly comprises: extensive entrance hallway with multiple built-in storage cupboards, bright and spacious dual facing reception room with focal fireplace, carpeted floor and sliding doors opening out to a large sun room which enjoys a pleasant leafy outlook and provides access to the private roof terrace, dining kitchen fitted with an excellent range wood fronted units, with contrasting worktops, tiling to splash areas, a variety of integrated appliances and high quality flooring, generously sized principal bedroom with walk-in wardrobe and luxury en-suite shower room, two additional double bedrooms, and family bathroom with modern three piece white suite, tiling to splash areas and separate shower enclosure.



Extras

All floor coverings, curtains, blinds, light fittings, integrated appliances and white goods will be included.

Gardens, parking and garage

There are areas of beautifully maintained communal gardens scattered throughout the development which comprise areas of lawn with well stocked shrub and flower beds. Residents parking is available within close proximity and the property has its own lock up garage to provide secure off-street parking/overspill storage.

Factor

There is a factoring agreement in place with Charles White for the upkeep of the communal grounds and areas. This also includes buildings insurance and is currently £95 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Barnton Grove is situated in the enviable residential district of Barnton. Within close proximity of the beautiful, wooded walk to Davidson's Mains Park and village. The area is well served by local retailers including Post Office, Chemist, Scotmid, Tesco Metro, doctors' surgery, dentist, hairdressers and local takeaways. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The location is well served by the local public transport system with frequent links to the City Centre and Fife. Excellent schooling at all levels is available locally: Davidson's Mains Primary, Royal High School and some of Edinburgh's Merchant Schools. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses and walks along Cramond and Silverknowes foreshore. The area is well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing and Edinburgh International Airport. For the active commuter Edinburgh's network of cycle paths is also close at hand.

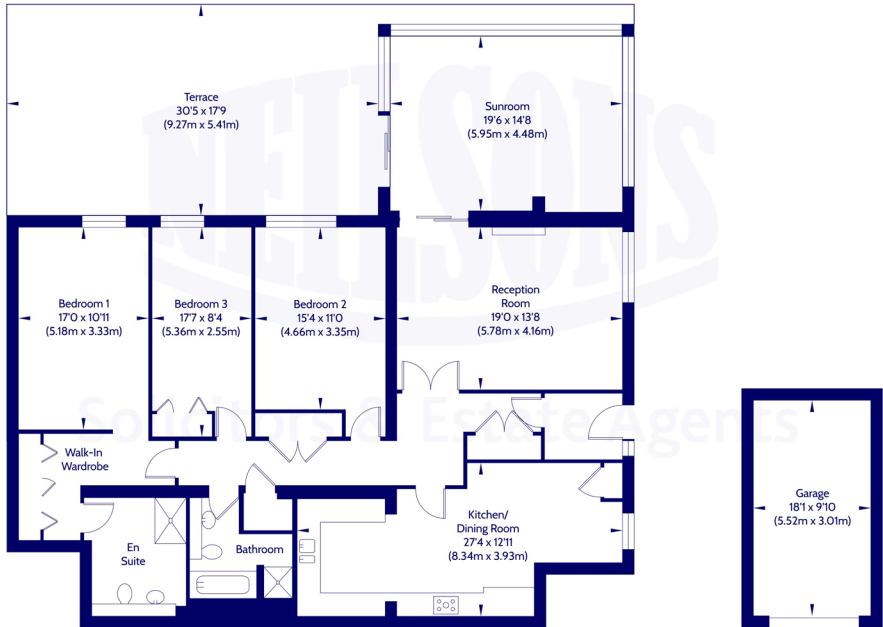


Ground Floor

Approx. Internal Area 175.22 Sq M / 1886 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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