

# 2 (Flat 13) Barnton Avenue West, Barnton Edinburgh, EH4 6EB

OFFERS OVER £210,000



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- Spacious first floor flat in select Cala development for over 60's
- Bay-windowed living room and separate fitted kitchen
- 2 bedrooms (1 double, 1 single) and shower room
- Lift, entry system, guest suite and part-time housing manager
- Electric heating and double glazing
- Communal gardens and car park
- Excellent residential location in tranquil setting near Royal Burgess Golf Course
- EPC C

### Description

This large first floor flat is sure to appeal to discerning purchasers aged at least 60 years old seeking comfortable accommodation. The property was specifically designed to meet the changing needs of later life including 24-hour links to a careline and hand-height power points. The spacious accommodation (75sqm) is all on one level with a number of attractive features. There is a charming bay-windowed living room with a leafy outlook and a separate fitted kitchen with appliances. The main bedroom is a good double and the other is a single bed/study. The shower room is fully tiled. Purpose-built in the 1990's, the block provides a lift, guest suite, resident's lounge and an electronic entry system into the secure reception foyer. A part-time house manager assists with the smooth-running of the building and social events.





### Heating and Double Glazing

Efficient electric storage heating is complemented by double glazing.

### Grounds

There are mature landscaped communal gardens offering attractive outdoor space and a private residential car park.

### Location

This is a select residential area and leafy and tranquil setting situated beside the highly acclaimed Royal Burgess Golf Course. Right on the boundary with the coastal village of Cramond, it enjoys a peaceful location alongside quality properties in the prestigious district of Barnton. It is also very close to the delightful walkway along the Cramond River. The high-amenity area offers ready access for sailing, horse riding, walking and several prestigious golf courses. Queensferry Road (A8) is very readily accessible which leads quickly and easily to major road and motorway networks. The property is in the catchment area for the Royal High School and further benefits from excellent bus services and a cycle route into the City Centre (3 miles). Craigleith Retail Park at Blackhall is only 2 miles away.

### Management

The development is well managed by Hanover (Scotland) Housing Association and monthly fees of approximately £320.00 (including block Buildings Insurance).

Subject to approval, prospective buyers must be capable of independent living and be at least 60 years of age (the partner can be no younger than 55 years old). This is carried out by telephone interview.

### Extras

The sale price includes the blinds, electric hob, hood, washing machine, fridge, freezer and carpets.

### Mortgage Valuation

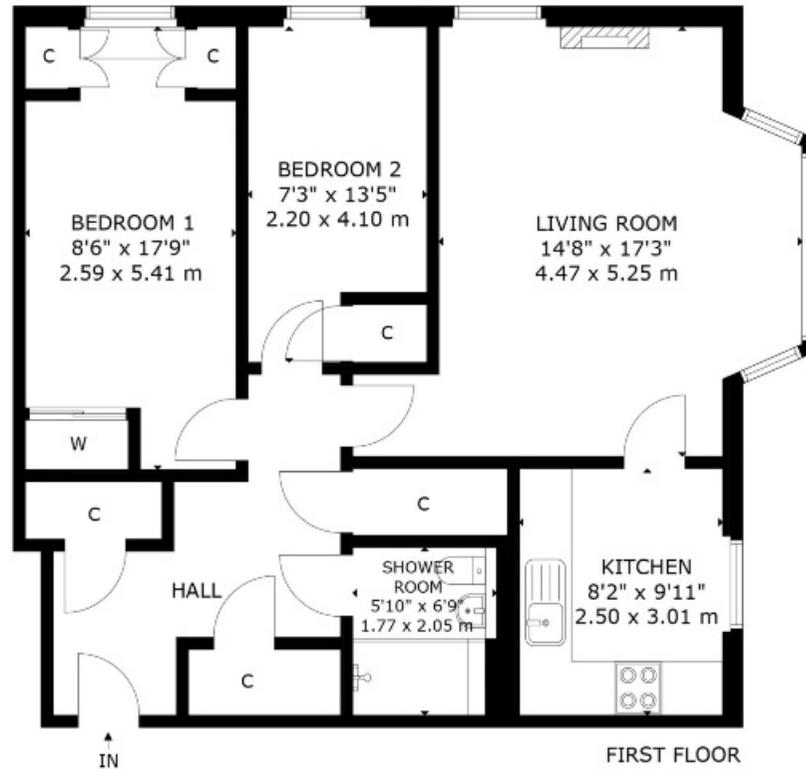
The property has been valued at £220,000 and the Home Report is available from the ESPC web site.

### Council Tax and EPC

It is in Council Tax Band E and has a C rated Energy Performance Certificate.

### Viewing

Viewing is by appointment with the Agent 0131 229 3399 (or 0759 58 20611 out with office hours).



2/13 BARNTON AVENUE WEST, BARNTON  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 803 SQ FT / 75 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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