











Offers Over

**£420,000**

## 1/1 Avenel

Barnton | Edinburgh | EH4 6GX

Impressive, beautifully presented ground floor flat with direct access to delightful manicured private gardens, forming part of a highly regarded established modern development off Avon Road, in the prestigious Barnton district of the city, conveniently positioned within easy reach of many local amenities, excellent transport links and reputable schooling.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Resident's parking
-  Lift
-  EPC Rating – C
-  Council Tax Band - G



## Description

The substantial apartment, which stretches to over 1200sq ft, is offered to the market in true move-in condition, undoubtedly appealing to a wide variety of buyers including families, professionals, retirees or those looking to downsize. Having been meticulously maintained throughout and offered to the market in true move-in condition, this fine home is a must see to be fully appreciated. Accessed via a secure communal entrance with lift and stair access to all floors. The light and stylish accommodation comprises; welcoming entrance hallway with good storage provisions. There is an elegant 23' bay windowed sitting room/ dining room enjoying aspect over the private garden. The stylish fully integrated eating kitchen provides direct access to the private gardens via French doors. Generously proportioned, the kitchen is fitted with a range of stylish wall and base units with complementary splashback tiling and contrasting worktops incorporating the built-in gas hob with hood above, separate built-in electric oven and microwave with integrated fridge freezer, washer/dryer and dishwasher. The delightful principal bedroom is located to the front and benefits from a walk-in dressing room and four-piece en-suite bathroom with bath and separate shower enclosure. There are two further double bedrooms, one with built-in wardrobes and French doors leading to the private patio and the other bedroom, currently utilised as a formal dining room by the present owners. Completing the accommodation is the modern shower room with three piece white suite comprising; shower enclosure with electric shower, WC and wash hand basin set within vanity unit with storage below. Further benefits include gas central heating with combi boiler and double glazing.





## Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the built-in hob/oven/hood and integrated appliances (fridge freezer, dishwasher, washer/dryer). It should be noted that the property can be made available to the market fully furnished.

## Gardens and parking

There are delightful, well maintained private gardens located to the front and side of the property, with direct access from the accommodation. Communal gardens are also well tended and laid to lawn with mature trees. Ample resident's parking bays are located within the development.

## Factors

Speirs Gumley are the Factoring Agents for the development to which an annual fee of approx. £1400 is payable for the upkeep of all communal areas including garden maintenance, lift maintenance, stair cleaning and lighting together with the resident's parking area. Block buildings insurance is also included.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

Avenel is located off Avon Road in the enviable residential district of Barnton. 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, Craigeith 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 the lovely wooded walks along the River Almond to Cramond Village and the River Forth foreshore and to Davidson's Mains Park and Village. 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.



Approx. Gross Internal Floor Area 118.42 Sq M / 1275 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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