

COULTERS®

# 42/6 BARNTON PARK AVENUE

BARNTON, EDINBURGH, EH4 6EY

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Light and airy three bedroom modern apartment with excellent storage, generous rooms, neutral decoration and an appealing layout. Situated in a modern block with secure entry phone, lift access and well kept communal gardens.

There is an allocated parking space in the residents car park.

## KEY FEATURES



Bright and spacious top floor apartment



Three double bedrooms



Well maintained communal rear garden



Residents car park



Sought after residential location



Easy access to amenities and good transport links



Welcoming hallway with two large walk in cupboards; bright sitting room with Juliet balcony; dining room with doorway to the well planned kitchen with ample storage and an open outlook; principal bedroom with fitted wardrobes and en suite shower room; two further double bedrooms both with wardrobes and a family bathroom.

There is a Residents Association with an approximate monthly fee of £60.00 to cover general upkeep and a quarterly fee of £150.00 to cover maintenance of the lift.





## THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Gardens and Corstorphine Hill.

Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club. For daily shopping needs, there is a ScotMid, pharmacy & post office on Whitehouse Road. Larger shopping requirements are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craighleith Retail Park.

An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

Well-regarded local schooling includes Davidsons Mains Primary School and The Royal High School, as well as a range of private options including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School.

## EXTRAS

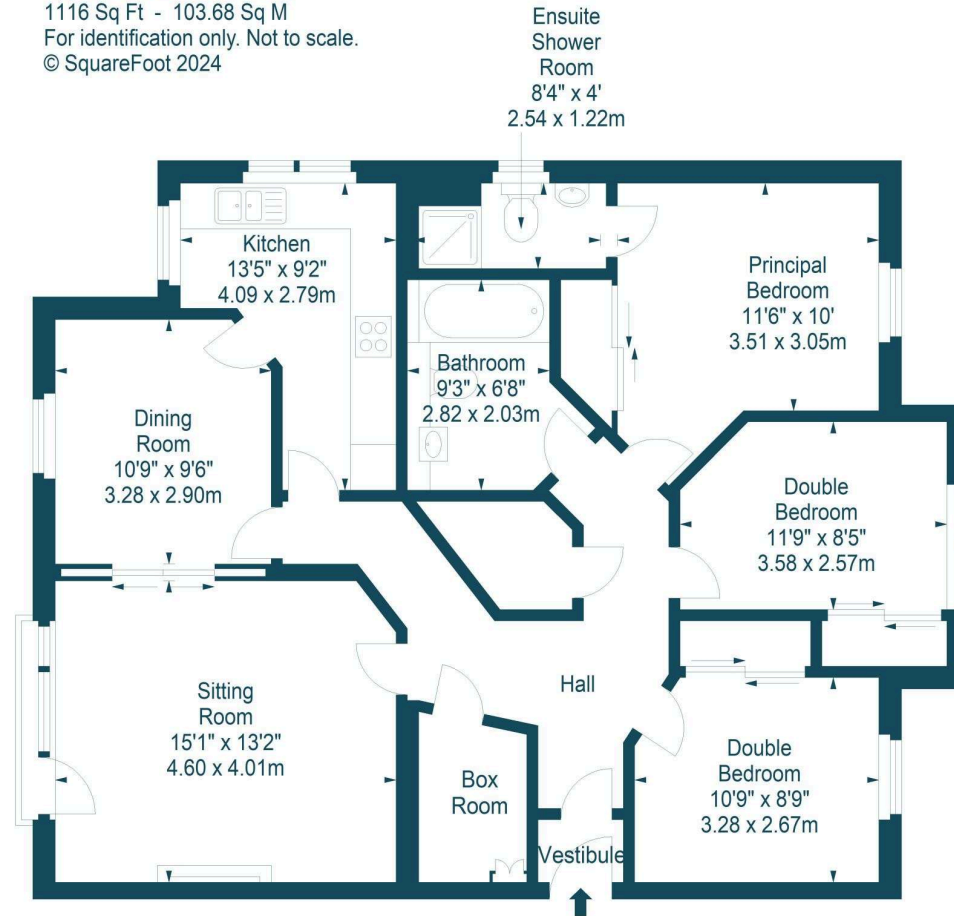
All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price.



Barnton Park Avenue,  
Edinburgh, EH4 6EY



Approx. Gross Internal Area  
1116 Sq Ft - 103.68 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Second Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.