



**12 Barnton Court**  
**EDINBURGH, EH4 6EH**

**A**

# "12 Barnton Court is a bright and spacious 3rd floor flat forming part of an established development"

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM/BEDROOM TWO (DOUBLE)
- BEDROOM ONE (DOUBLE)
- BEDROOM THREE (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BALCONY
- LIFT
- SINGLE GARAGE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

Barnton is a peaceful and highly sought after residential area surrounded by open countryside and only a few miles from the city centre. There are excellent local shopping facilities available on Whitehouse Road and at nearby Davidson's Mains, larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gate and the Craigleith Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond and the Cramond Beach promenade which is home to the highly popular Boardwalk Beach Club. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network

## COUNCIL TAX

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

## DESCRIPTION

12 Barnton Court is a bright and spacious 3rd floor flat forming part of an established development and is situated within the desirable Barnton district, 4 miles west of the city centre. With pleasant views towards the Royal Burgess golf course and within a short walk of excellent commuting links, local amenities such as a post office, pharmacy and Scotmid, early viewing is essential. The accommodation comprises: welcoming hallway; bright and spacious front facing living room with balcony off; kitchen with ample floor and wall mounted storage units; double bedroom 1; double bedroom 2, currently used as a dining with, with fitted wardrobe space; bedroom 3, currently used as a home office and shower room which completes the accommodation on offer. The property benefits from double glazing; electric heating; lift access; a south facing balcony; well-tended landscaped communal garden grounds and a single garage.

## EPC RATING

The energy efficiency rating for this property is band D

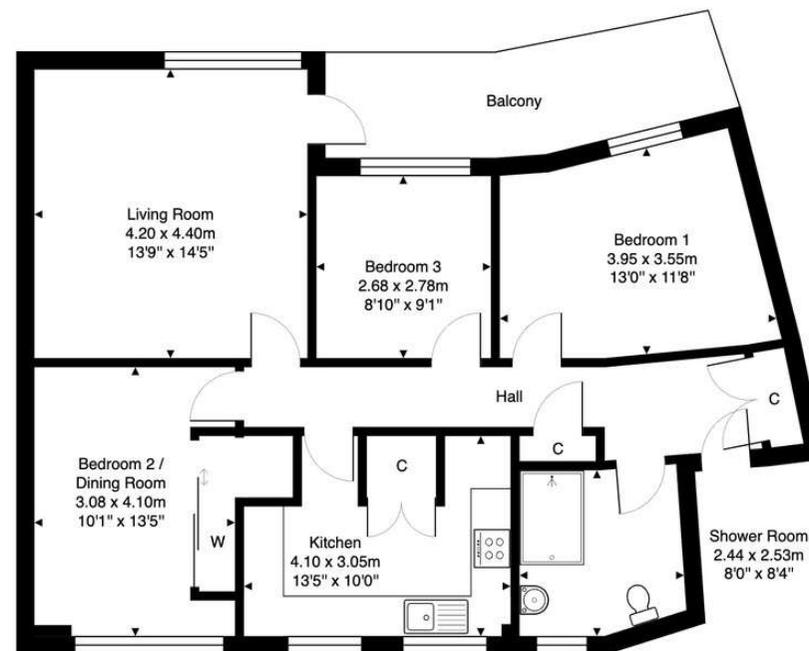
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



12 Barnton Court, Edinburgh, EH4 6EH

Total Area: 83.5 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Third Floor

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565

**A** ANNAN  
SOLICITORS & ESTATE AGENTS