











Offers Over
£225,000

22/18 Barnton Grove

Barnton | Edinburgh | EH4 6EJ

This spacious and bright second floor flat forms part of a modern development built to a high standard and is well placed in the desirable district of Barnton close to good amenities and transport links. The development is set within beautifully maintained communal grounds.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom & Separate WC
-  Lift & Stair Access
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

The accommodation in brief comprises; secure entry system, lift and stair access, welcoming entrance hallway with superb storage facilities and WC, light and airy dual aspect reception/dining room with Juliet balconies, modern fitted kitchen with integrated appliances, generously proportioned double bedroom with fitted wardrobes and en-suite bathroom with separate shower enclosure. Further benefits include gas central heating (boiler installed April 2022) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. Items of furniture can be made available through separate negotiation.

Gardens & Parking

There are well maintained communal garden grounds within the development and for the car user there is an allocated parking space.

Factor

The development is managed by Charles White for a monthly fee of approx. £120. This includes the maintenance of communal grounds and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.



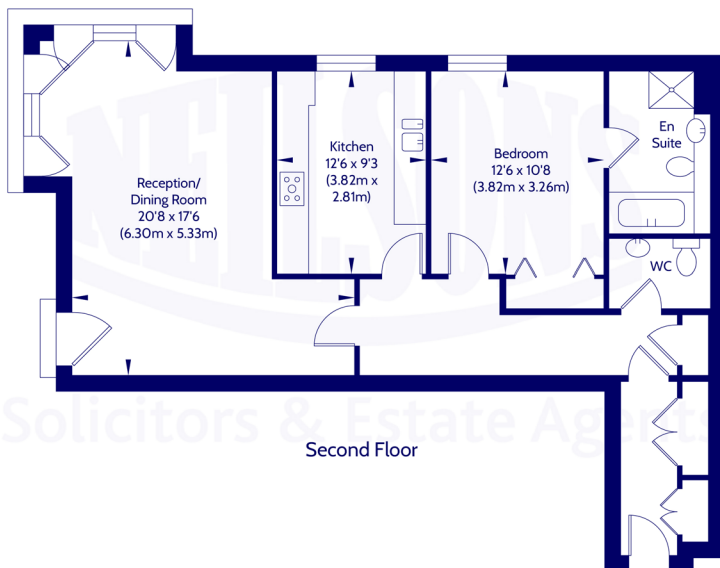


Location

The property is well placed in Barnton approximately 5 miles from the City Centre and within easy reach of Edinburgh International Airport and The Forth Road Bridge. The Gyle Shopping Centre and Craighleith Retail Park are also a short drive away. There is a local convenience store and chemist within walking distance. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond with its quaint whitewashed cottages and Cramond Beach promenade. There are further walks at Dalmeny, Hopetoun and South Queensferry, several excellent local golf courses including The Royal Burgess and Bruntsfield Links and sailing at Cramond and Queensferry. The property is near an excellent bus route as well as being a 10 minute drive to the City Bypass and the M8. Edinburgh Park and Haymarket railway stations are within a 20 minute drive. Excellent schools in both the state and private sectors are easily accessible with Cramond Primary School, Cargilfield Preparatory School and The Royal High School being within an easy walk whilst Fettes College, The Edinburgh Academy, St George's and Erskine Stewart's Melville Schools are all an easy commute.



Approx. Gross Internal Floor Area 77.08 Sq M / 830 Sq Ft.



Second 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

