



Solicitors & Estate Agents










Offers Over  
**£450,000**

## 2/2 Barnton Grove

Barnton | Edinburgh | EH4 6EJ

Neilsons are delighted to offer on to the market this deceptively spacious ground floor apartment, which forms part of a well-kept modern development, resting on the fringes of the Royal Burgess golf course, in the leafy Barnton area of the capital. Well suited to the professional couple, downsizer and growing family alike, the property offers highly flexible accommodation and benefits from a substantial private garden.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Private Garden
-  EPC rating – B
-  Council Tax Band - G



## Description

The internal space briefly comprises: secure entry system, welcoming extensive entrance hallway with multiple built-in storage cupboards, bright and airy dual facing reception room, spacious dining room which enjoys a pleasant leafy outlook and provides access to the private garden, semi open plan modern fitted kitchen with appliances, useful utility room, generously sized principal bedroom with mirrored fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes and family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale as well as the gas hob, oven, microwave/oven, integrated dishwasher, washing machine and dryer.

## Gardens & Parking

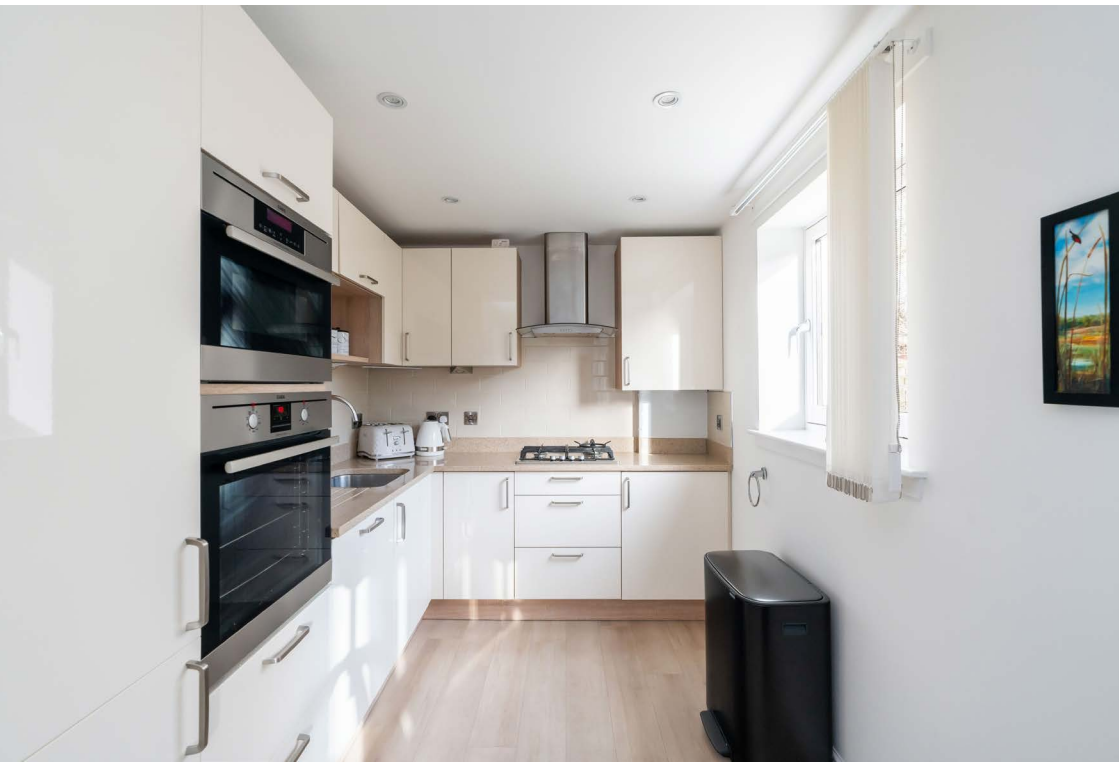
There is a beautiful private garden to the side and back of the property, mainly laid to lawn and patio, creating the ideal environment for outside dining/relaxing. There are also beautifully maintained communal gardens scattered throughout the development which comprise areas of lawn with well stocked shrub and flower beds. Residents parking is available to the front as well as ample on-street parking.

## Factor

The development is managed by the Residents Association for a monthly fee of approx. £75. This includes the maintenance of communal grounds.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

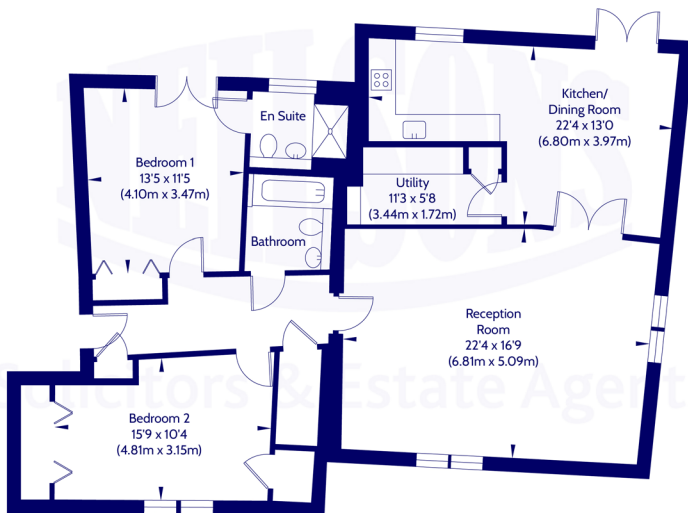
Barnton Grove is situated in the enviable residential district of Barnton. Within close proximity of the beautiful, wooded walk to Davidson's Mains Park and village. The area is well served by local retailers including Post Office, Chemist, Scotmid, Tesco Metro, doctors' surgery, dentist, hairdressers and local takeaways. Specialist retailers can be found only a short drive away at The Gyle, Craighleith 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 walks along Cramond and Silverknowes foreshore. 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 117.76 Sq M / 1268 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.



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



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