



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Flat 32, 2 Barnton Avenue West

Barnton, Edinburgh, EH4 6EB



This spacious, rarely available one-bedroom flat is on the ground floor of a small modern development set amidst beautifully maintained grounds with convenient private parking. Further highlights include a (non-resident, part-time) house manager, a bookable guest suite, a communal residents' lounge, and a calendar of weekly activities. Situated in one of Edinburgh's most exclusive suburbs, just over four miles from Princes Street, the flat is well-placed for accessing the bypass and motorway network, the Queensferry Crossing, and the airport. With proximity to local shops, a Post Office, and a medical centre, and good transport links in and out of the city, the flat provides the perfect blend of comfort and convenience for retirees, with golf courses, public parks, and the coast at Cramond also desirably close by.

Extras: All fitted floor and window coverings, and light fittings, oven, hob, washing machine, and fridge freezer are included in the sale. No warranties are given in respect of the plumbing/drainage systems or appliances, given this is an Executry sale.

Property Summary

- Small retirement community in exclusive Barnton
- Neutral interiors with new carpeting
- Ground-floor flat enjoying a rear-facing position
- Shared vestibule and secure entry system
- Welcoming entrance hall with storage
- Bright bay-fronted living/dining room
- Breakfasting kitchen with appliances
- One double bedroom with a fitted mirrored wardrobe
- Wet room with electric shower, WC-suite, handrails, and a heated towel rail
- Attractive communal garden grounds
- Convenient residents' parking 24-hour careline pull cords
- Electric heating, and double glazing
- EPC Rating - D | Council Tax Band - D
- Home Report Value - £150,000





Additional Notes:

Single occupants must be aged 60; in the case of couples, one must be at least 60, and the other 55. Purchaser(s) must meet and be approved by the factor company, Fior Asset & Property, which manages the development.

The monthly factoring fee is £303.30, covering block building insurance, garden maintenance, communal building repairs, heating and cleaning of communal areas, 24-hour care line, lift maintenance, and the house manager service.



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dream property!



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 **CHARTERED FIRM**

  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

