



77/12 Barnton Park View, EDINBURGH, EH4 6EL

A well-presented two-bedroom ground floor flat, offered in excellent condition throughout, forming part of a sought-after retirement development in the desirable area of Barnton. This bright and spacious property enjoys a westerly aspect with attractive leafy views. The development offers a range of facilities designed to support comfortable and secure retirement living, including a duty manager, secure entryphone system, residents' lounge, lift access to all floors, and a telecare/careline system with emergency pull cords in each room.

Residents also have the opportunity to participate in a variety of social events, fostering a strong sense of community. Further benefits include double glazing and electric storage heating throughout the property.

The accommodation comprises:

- Entrance hall with two deep storage cupboards
- Generous living/dining room with bay window, cornicing and electric fire with stone hearth
- Well equipped kitchen fitted with a range of modern cream units with oak style laminate worktops and appliances including electric ceramic hob with extractor hood, electric double oven, microwave, dishwasher and washing machine
- Two good sized double bedrooms with built-in mirrored wardrobes
- Tiled shower room with corner shower enclosure with electric shower, fitted furniture with inset wash basin and WC and heated towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Barnton Park View is located approximately four miles North West of the City Centre. There are local shops nearby at Parkgrove including a Tesco Metro, bakers, wine merchant and pharmacy and further local shops on Whitehouse Road including a post office, bank, chemist and Co-operative Supermarket. Further more extensive shopping facilities can be found at the Gyle Shopping Centre and Corstorphine. There is a frequent bus service accessible by a short walk, to the city centre and surrounding areas.

Eligibility

There is an age restriction of 60 or over for a single occupant and for a couple, one should be 60 or over and the other 55 or over.

Factoring

The development is factored by Myreside Property Management and the monthly charge is around £230 per month and this covers maintenance of the communal areas of the development and includes block building insurance.

Outside & Gardens

There are well maintained landscaped garden grounds surrounding the property. There is also a private residents' car park. There is a recycling point on site.

Services

There is also a duty manager Monday to Friday, a 24 hour care line and communal laundry facilities.

Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

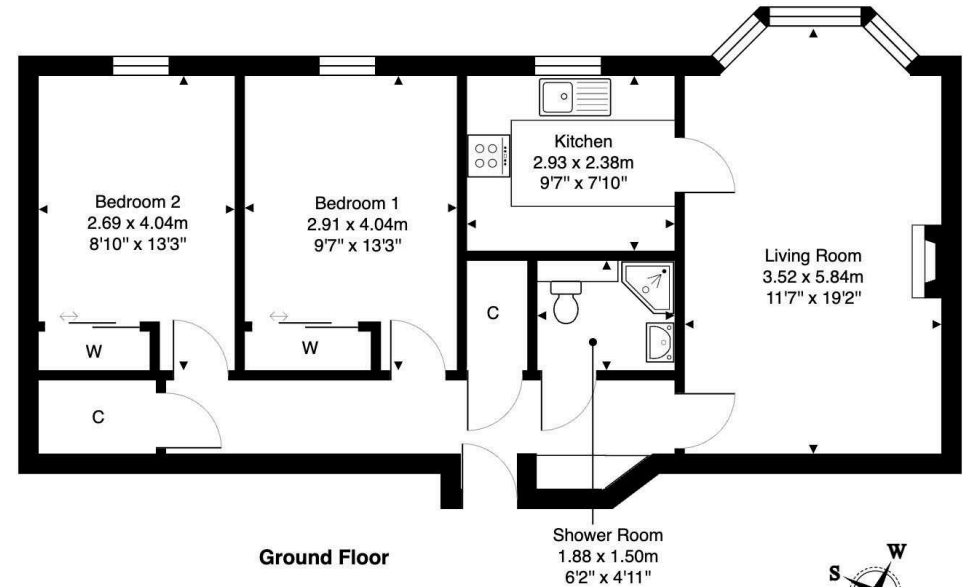
Council tax

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





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Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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