



29/3 Barnton Grove, Edinburgh, EH4 6EQ

A beautifully presented two-bedroom ground floor apartment, offered in excellent condition throughout and forming part of a highly sought-after retirement development in the desirable area of Barnton. The property is set within the historic Victorian Barnton Hotel, which was thoughtfully refurbished by McCarthy & Stone to create an exclusive retirement complex.

This bright and generously proportioned home enjoys a pleasant westerly aspect, overlooking the attractively landscaped communal grounds. Further benefits include double glazing and gas central heating throughout.

The accommodation comprises:

- Welcoming entrance hall with a deep storage cupboard
- Spacious open-plan living, dining and kitchen area, featuring a contemporary range of high-gloss white wall and base units with laminate worktops, and integrated appliances including an electric ceramic hob with extractor hood, electric oven, microwave, dishwasher, and fridge freezer; a separate utility cupboard houses the washer/dryer
- Generous principal bedroom with freestanding wardrobes and an en-suite shower room
- Second well-proportioned double bedroom
- Stylish modern bathroom fitted with a three-piece suite comprising pedestal wash hand basin, WC, and bath with electric shower over

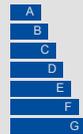
This superb apartment offers comfortable, low-maintenance living within a prestigious and well-maintained development.



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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EPC RATING
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Location

Barnton Grove is located approximately four miles North West of the City Centre in the sought after area of Barnton. There are local shops nearby on Whitehouse Road including a post office, chemist, Herringbone restaurant, Starbucks coffee 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 50 or over for a single occupant. In the case of joint or multiple occupancy, there shall be no occupants below the age of fifty years old.

Factoring

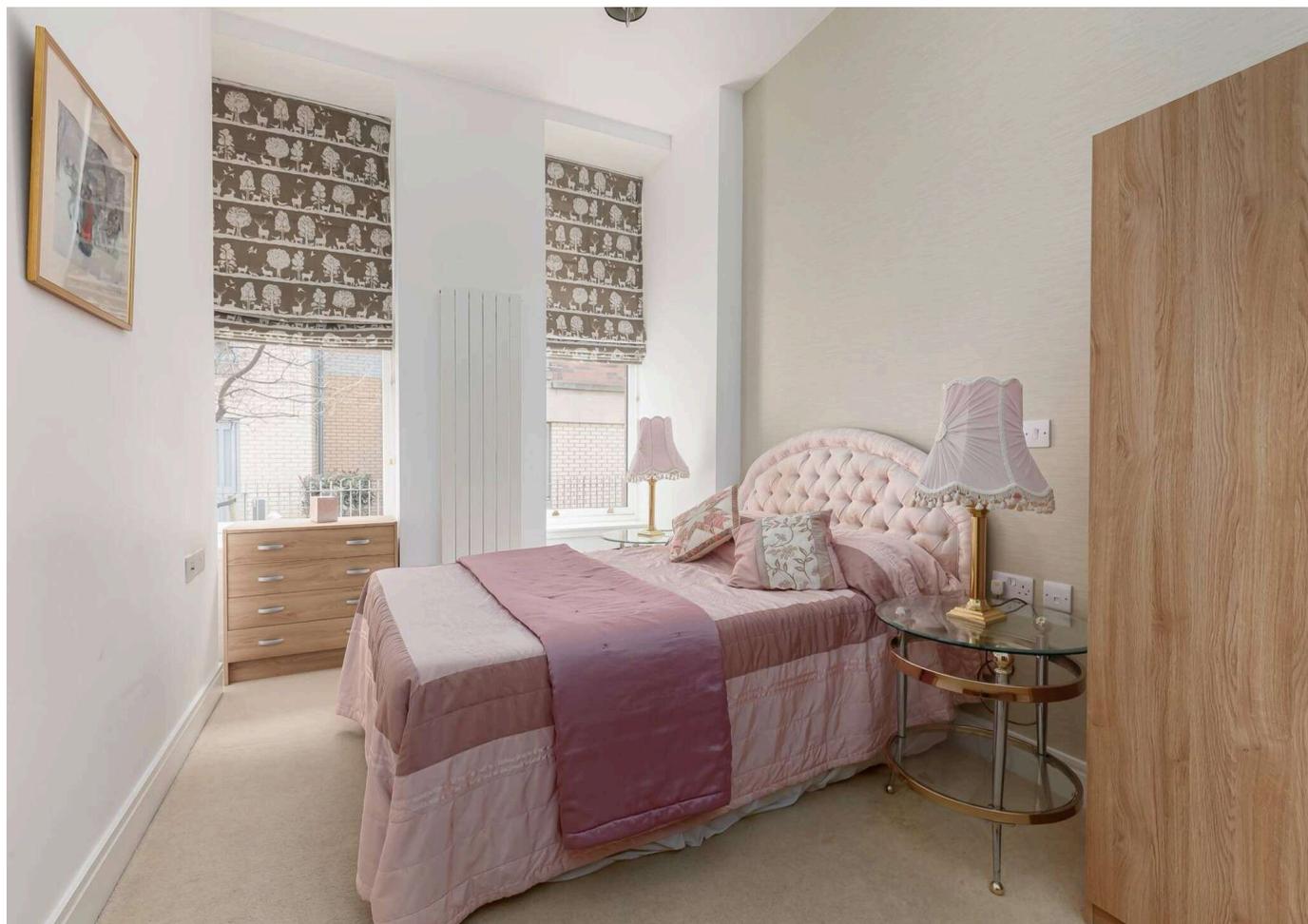
The development is factored by McCarthy & Stone and the monthly charge is around £250 per month and this covers maintenance of the communal areas of the development and includes block building insurance.

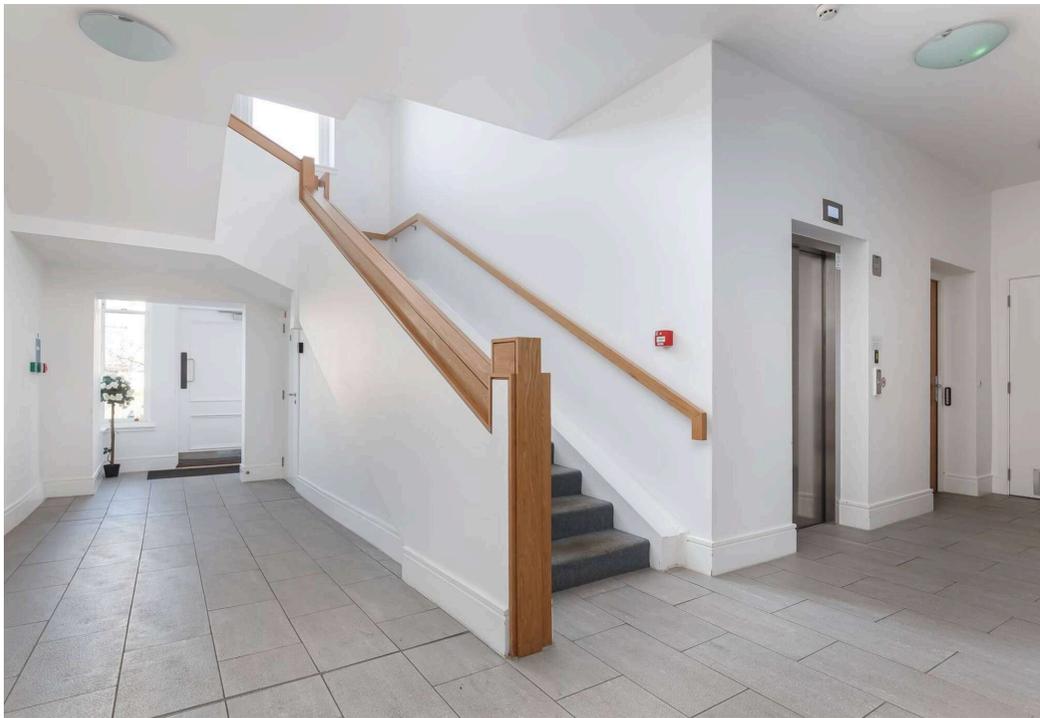
Outside & Gardens

There are well maintained landscaped garden grounds surrounding the property. There is also a private residents' car park with an allocated parking space. (number 7)

Extras

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



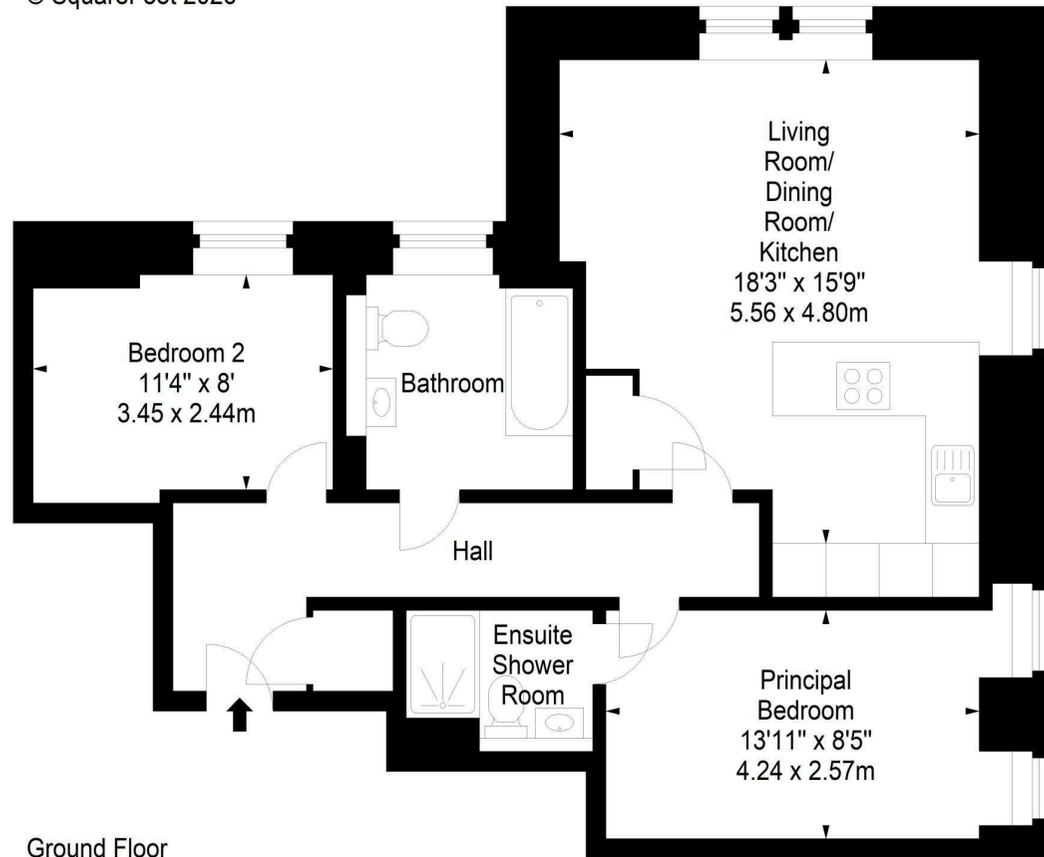




Barnton Grove,
Edinburgh,
Midlothian, EH4 6EQ



Approx. Gross Internal Area
744 Sq Ft - 69.12 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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