



44/8 Woodlands Court, Edinburgh, EH4 6EY

Beautifully presented and exceptionally bright, this elegant two-bedroom second-floor apartment is set within the highly desirable residential enclave of Barnton. Offering generously proportioned accommodation, the property has been finished in a refined contemporary style with a clean, minimalist aesthetic. The building is serviced by a lift, making it an ideal purchase for both first-time buyers and those seeking to downsize while remaining in this prestigious location.

The property benefits from a scenic woodland walk right on its doorstep, offering a pleasant route to the leafy Davidson's Mains Park, which can be reached in approximately 5–10 minutes. Davidson's Mains High Street is around one mile away and provides a range of amenities, including a Tesco and various eateries. The property also falls within the catchment areas for The Royal High School and Davidson's Mains Primary School.

The accommodation comprises:

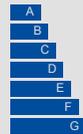
- A welcoming entrance hall featuring a deep walk-in storage cupboard housing the utility meters
- A stylish, partially tiled bathroom complete with pedestal wash hand basin, WC, and bath with overhead shower
- A spacious living and dining room enhanced by oak-style flooring, full-height windows, and a sliding patio door opening onto a delightful sun terrace/balcony with an open outlook
- A well-appointed kitchen fitted with a range of beech-effect units, laminate worktops, and an inset stainless steel sink, complemented by appliances including an electric cooker, dishwasher, washing machine and fridge freezer



VIEWING DETAILS

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

WWW.DMDLAW.CO.UK



EPC RATING
D



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



- A bright west-facing double bedroom with stripped wood flooring, built-in wardrobes, and additional storage cupboard
- An impressive principal bedroom, also featuring stripped wood flooring and a useful storage cupboard

Location

Barnton Park Avenue lies approximately four miles north-west of the city centre and is well served by an excellent range of local amenities. Nearby Parkgrove offers a Tesco Metro, bakery, wine merchant, and pharmacy, while additional conveniences can be found on Whitehouse Road, including a post office, chemist and Co-operative supermarket. More extensive retail facilities are available at The Gyle Shopping Centre and in nearby Corstorphine. The area benefits from frequent public transport links providing easy access to the city centre and beyond. The property is also within the catchment area for Davidson's Mains Primary School and The Royal High School.

Outside & Gardens

The property is surrounded by well-maintained, landscaped communal gardens and further benefits from access to an unallocated residents' car park. There is a common storage area, ideal for bikes and prams etc.

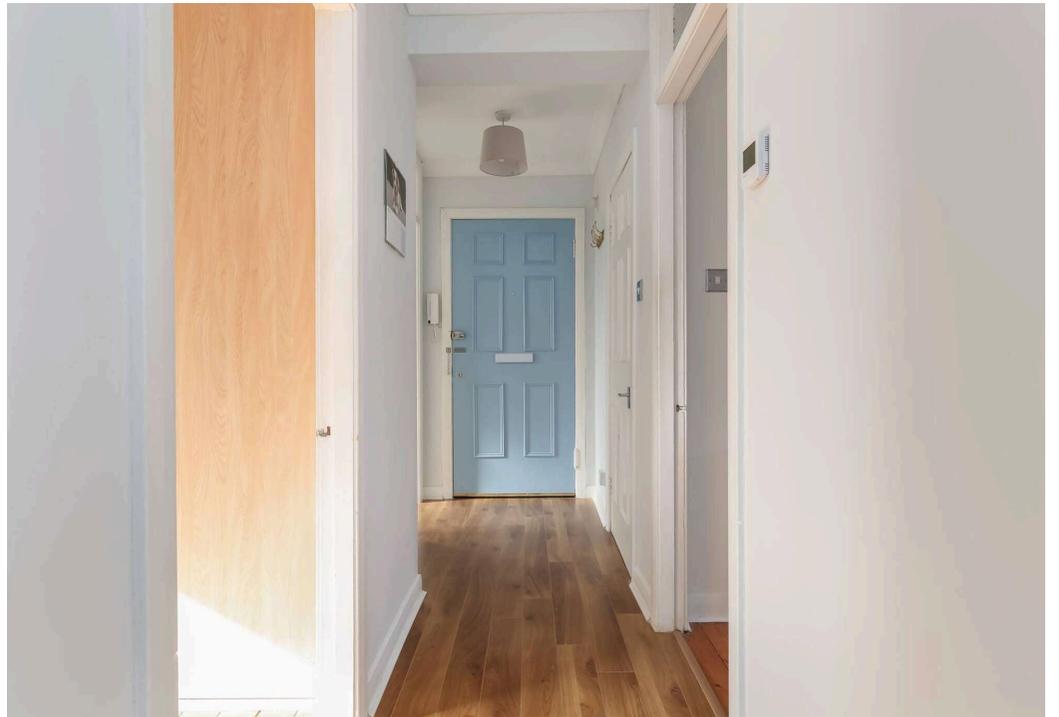
Factoring

The development is professionally managed by Trinity Factors, who oversee the maintenance of the communal areas and gardens. The monthly factoring fee is approximately £81.40. Building insurance is arranged by the factor; the annual premium for this year is £251.24.

Extras

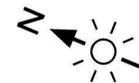
All fitted floor coverings, light fittings, and kitchen appliances are included in the sale.



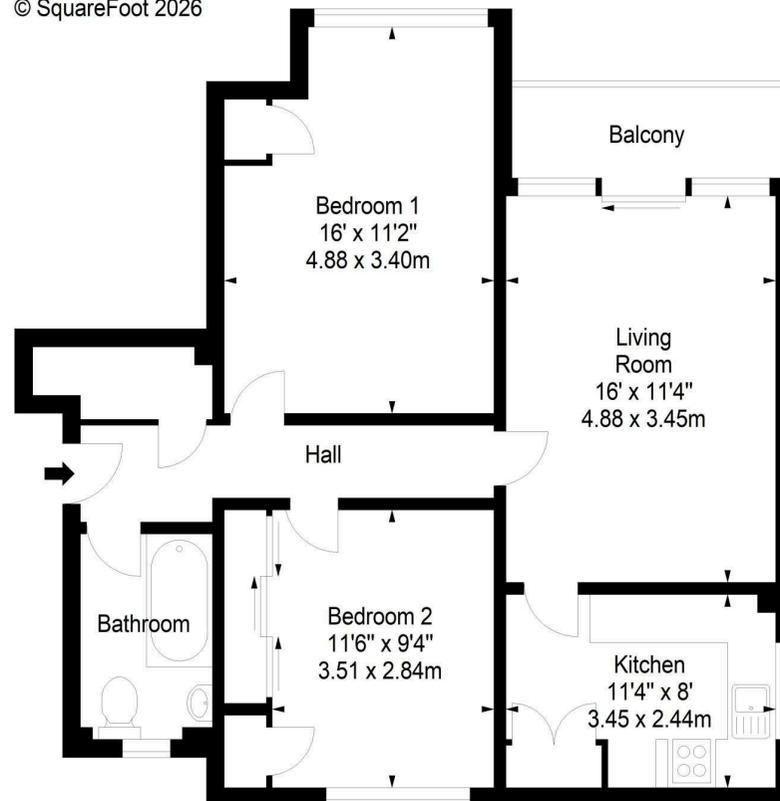




Woodlands Court,
Barnton Park Avenue,
Edinburgh,
Midlothian, EH4 6EY



Approx. Gross Internal Area
733 Sq Ft - 68.10 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

ZOOPLA

rightmove