



Barnton, Edinburgh

36, FLAT 8 BARNTON GROVE, EDINBURGH EH4 5EJ

A light and spacious, one bedroom, first floor flat, set within an exclusive landscaped development within Edinburgh's highly regarded Barnton, with lift access and allocated parking space. The property boasts a sunny living/dining room with large corner bay and ample storage.



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DESCRIPTION

Bordered by the historic village of Cramond to the north and Blackhall/Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. Key aspects:

- Bright First Floor Flat with Lift in Contemporary Development
- Entrance Hall with two large Storage Cupboards
- Central Hallway with additional Cupboard
- Living/Dining room, flooded with natural light
- Fully integrated Kitchen
- Double Bedroom with Fitted Wardrobes
- Modern en-suite Bathroom with Shower Cubicle
- Guest Cloakroom
- Double Glazing throughout
- Gas Central Heating with Combi-Boiler
- Allocated Parking Space in Residents Car Park

LOCATION

The property is set within a modern development in desirable Barnton, a leafy and peaceful residential area to the north-west of Edinburgh's City Centre. For daily shopping needs, in nearby Whitehouse Road there is a parade of local shops which include a pharmacy, a post office with coffee shop, gift shop, Herringbone restaurant and a Scotmid. A variety of further choices can be found at Davidson's Mains and at Parkgrove Shopping Centre with their independent shops, hostelrys/popular eateries, a wine merchant and a Tesco Metro. Larger shopping needs are met by a Sainsbury's and Marks and Spencer at Craighleith Retail Park or at The Gyle Shopping Centre all just a short drive away. The property is minutes away from the River Almond path that leads to Cramond Village and the historic Cammo Estate.

The scenic promenade along the foreshore is ideal for cycling, running, and walking. Corstorphine Hill, Lauriston Castle, the Dalmeny Estate (boasting stunning shore paths all the way to South Queensferry) and Davidson's Mains Park are also close by. Keen golfers will love the proximity to The Bruntsfield Links Golf Club and The Royal Burgess Golf Club. Indoor pursuits are available at the nearby David Lloyd Health Club in Corstorphine with its tennis courts, gym, fitness classes and swimming pools. The location is served by well regarded schools at all levels. There are frequent bus services from Whitehouse Road and Queensferry Road into the city centre and Queensferry Road also provides easy access to the city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

The property is Factored by Charles White Ltd. The Factors Management Fee which covers, upkeep and maintenance of all communal areas and facilities, and buildings insurance is approximately £500 per quarter.

EXTRAS

Light fittings, curtains, blinds, floor coverings, integrated appliances oven, hob, fridge, freezer and washing machine are included in the sale.

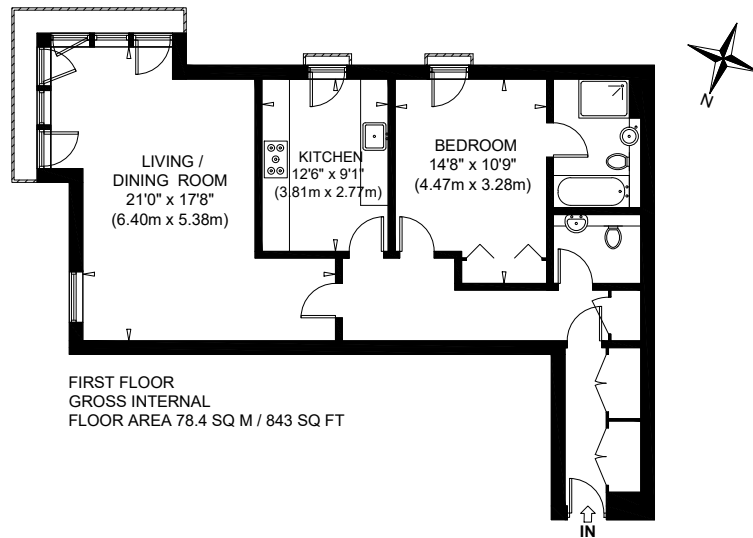
COUNCIL TAX BAND

Band E

VIEWING

By Appointment with Agents: Tel: 0131 467 7550





BARNTON GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 78.4 SQ M / 843 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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