



77/17 Barnton Park View,
Barnton, Edinburgh, EH4 6EL

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Lift & stairs to all floors.
- Secure entry system to communal reception atrium with attractive seating areas.
- Entrance hallway with two deep cupboards providing excellent storage facilities.
- Generous living/dining room with bay window & electric feature fireplace.
- Well-equipped fitted kitchen with appliances.
- Two good sized double bedrooms, both with built in wardrobes.
- Shower room with walk-in shower.
- Double glazing.
- Electric heating.
- Resident's parking.
- Part-time house manager & 24-Hour care call system with emergency pull cords.
- Well maintained landscaped communal gardens & grounds.



LOCATION

Barnton is a prestigious residential area of the city, lying approximately 4 miles north west of the city centre. 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. There are a range of local shopping facilities nearby on Queensferry Road and the village of Davidsons Mains is within a few minutes' drive and plays host to a number of independent shops, hostelryes/popular eateries. Both the Gyle and Craigleith outlets are within a short drive also. The village of Cramond offers a pleasant stroll either along the banks of the River Almond or along the esplanade. Local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess. There are frequent bus services into the city centre and Queensferry Road also provides a direct link with Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 5 MILES TO HAYMARKET TRAIN STATION.

AIRPORT

APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN WALKING DISTANCE.

GENERAL DESCRIPTION

An extremely spacious ground floor retirement flat situated within an exclusive development in the heart of the highly regarded area of Barnton. The property enjoys a delightful leafy outlook towards the mature communal grounds and is in walking distance of excellent local amenities and bus services. Although in need of some modernisation, the property is ideal for somebody downsizing looking to stay in the area.

FACTOR NOTE

The factors for the development are Myreside Management Limited and the monthly cost is approximately £229 which includes buildings insurance, maintenance of the communal areas including the stairs, lift and beautiful gardens and the 24 hour pull cord system. Any purchaser must be successfully interviewed by the factor. There is an age restriction whereby one party has to be at least 60 years of age or over and any other person can be no younger than 55 years old.

EXTRAS: ALL LIGHT FITTINGS, CURTAINS, CURTAINS POLES, KITCHEN APPLIANCES TO INCLUDE THE FRIDGE-FREEZER, MICROWAVE, HOB, COOKER HOOD, SLIMLINE DISHWASHER, WASHING MACHINE AND BUILT-IN OVEN & GRILL. NO WARRANTY WILL BE GIVEN FOR THE APPLIANCES.





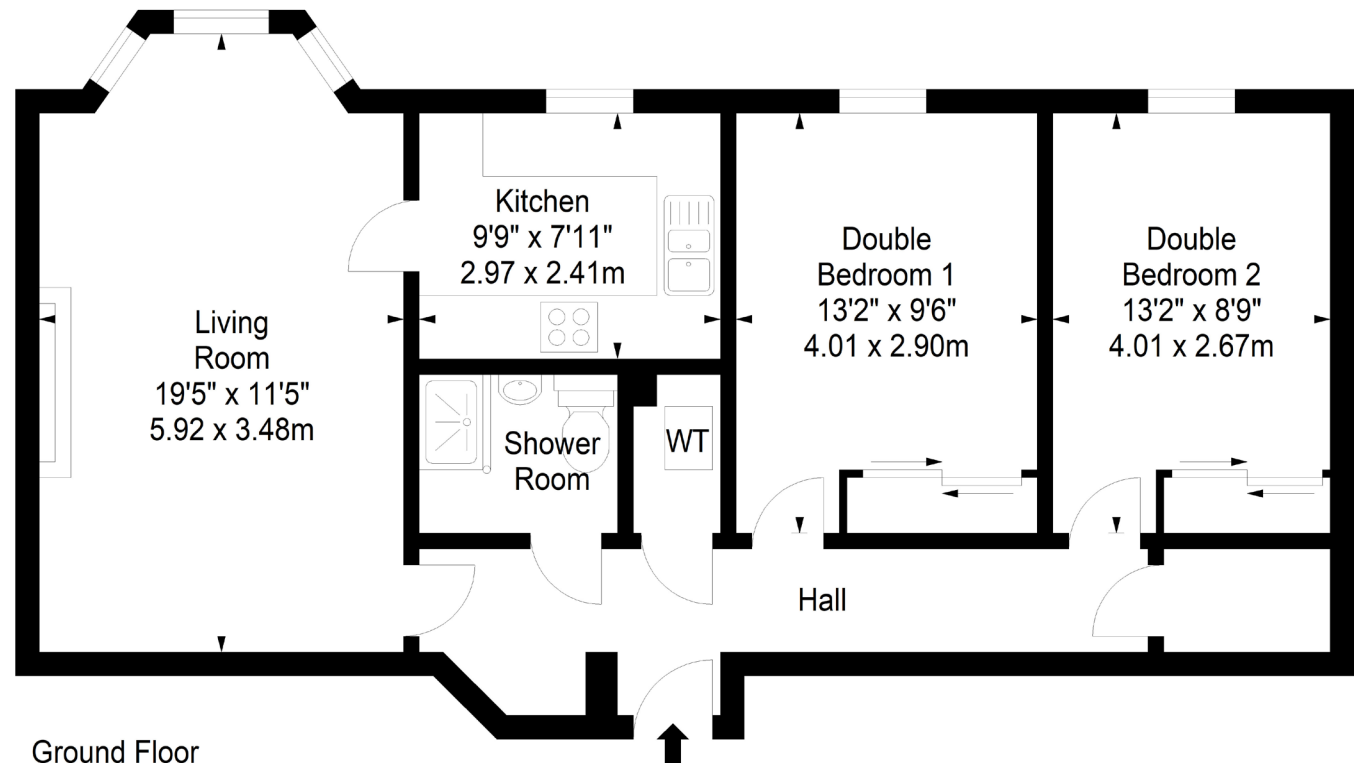
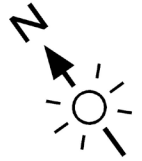
Barnton Park View, Edinburgh, Midlothian, EH4 6EL



Approx. Gross Internal Area
724 Sq Ft - 67.26 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.