



Deans Properties

Deans Solicitors and Estate Agents LLP



36 Barnton Court
Barnton, EH4 6EH



GROUND FLOOR FLAT

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Electric Heating & Double Glazing
- Landscaped Communal Garden Grounds
- Single Lock-Up Garage
- Residents Parking
- EPC Band - E



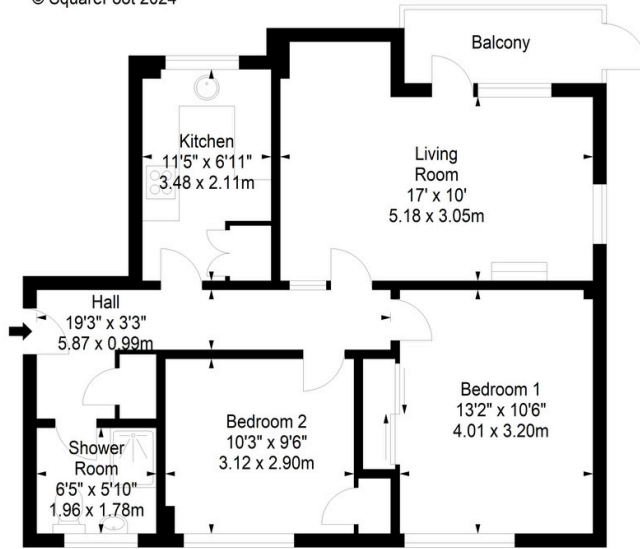
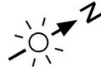
Forming part of an established, select development, this lovely and well-presented ground floor flat is located within the desirable area of Barnton. It enjoys extensive views of ' The Royal Burgess 'golf course which runs adjacent to Barnton Court. The property is close to day-to-day requirements, with further specialised shopping available at the Gyle Shopping Centre which is a short drive away. There is an excellent public transport service which passes close by, travelling in to the City Centre, with the city bypass and Edinburgh Airport also easily accessible. In move - in condition, the well laid out accommodation would make an ideal purchase for the professional / retired couple and comprises: welcoming entrance hallway with good storage, attractive sitting room with private gated balcony leading on to landscaped grounds. Stylish kitchen, two delightful double bedrooms and a contemporary shower room. The property benefits from electric heating and double glazing. Included is a private garage and there is ample residents parking. There are well maintained communal grounds both back and front of the building. The appliances included are sold as seen with no warranty provided.



**Barnton Court,
Edinburgh,
Midlothian, EH4 6EH**



Approx. Gross Internal Area
687 Sq Ft - 63.82 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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