

22 (flat 19) Barnton Grove, Barnton, Edinburgh, EH4 6EJ



Description

Superb second floor apartment forming part of an exclusive landscaped development within Edinburgh's highly regarded Barnton district and enjoying sunny south-facing views to The Pentlands. The spacious, well proportioned interior benefits from light filled living offered to the market in good decorative order and represents an ideal home for an individual, couple or small family.

- Vestibule
- Welcoming central reception hallway
- Useful utility room
- Extremely spacious living/dining room with feature full height window
- Well equipped kitchen
- Generous sized master bedroom with fitted wardrobe and en-suite shower room
- Double bedroom 2 with fitted wardrobes
- Spacious wet room featuring a Grohe shower
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Secure entry system with lift access to all floors
- Externally there are shared landscaped garden grounds and the property has the added benefit of a private numbered parking space

Additional Information

The development is factored by Charles White for approx. £1645 per annum according to the vendor. This includes maintenance of communal areas and buildings insurance.

Extras

The fitted carpets, blinds, curtains, light fittings, oven, hob, washing machine, dishwasher and fridge/freezer are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the appliances.

EPC Rating: B



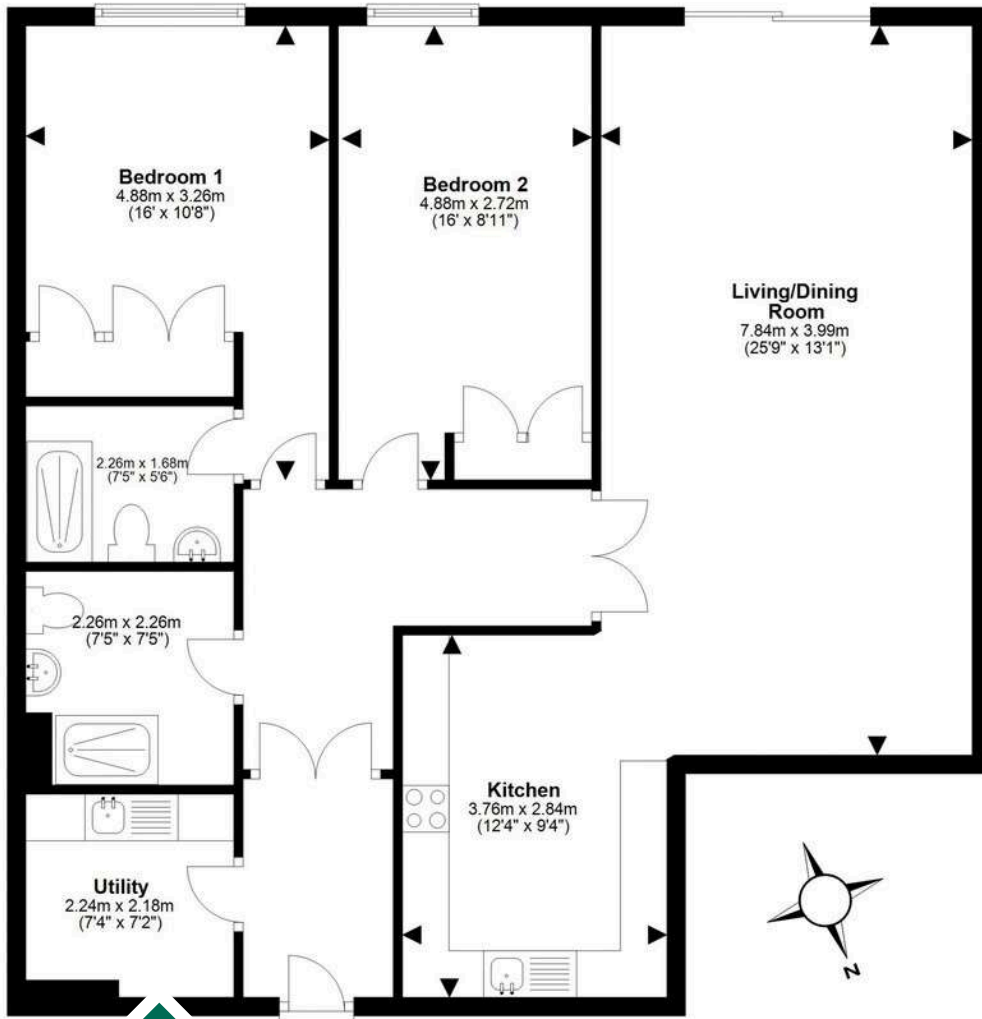
Location

Barnton is a leafy and peaceful residential area to the north-west of Edinburgh's City Centre. 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 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. For daily shopping needs, there are convenience shops, including post office and pharmacy, five minutes walk away on Whitehouse Road and a variety of choices at Davidson's Mains and at Parkgrove Shopping Centre. Larger shopping needs are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craighleith Retail Park or at The Gyle Shopping Centre. Well-regarded local schooling includes Cramond Primary School and The Royal High School, and it is perfectly situated for some of Edinburgh's finest private schools including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School. An efficient bus service takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

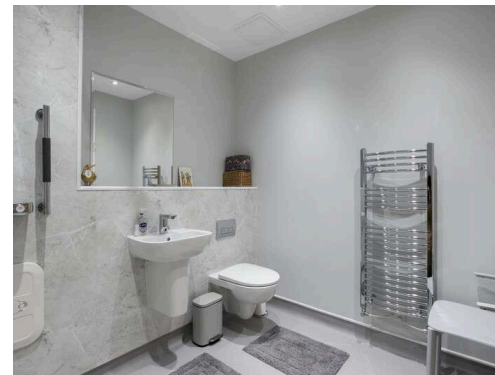
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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