










Offers Over

£285,000

24/2 Avon Road, Whitehouse Court

Barnton | Edinburgh | EH4 6RD

Peacefully located in the leafy suburb of Barnton, this impressively spacious ground floor apartment offers generous and flexible accommodation with private covered parking and attractively landscaped communal grounds.

-  3 Bedrooms
-  1 Reception Room
-  1 Shower room
- 1 Cloakroom/WC
- Private balcony
-  Shared Gardens
-  Allocated covered parking
-  EPC Rating – D
-  Council Tax Band – E



Description

The prestigious Barnton district of northwest Edinburgh has long been regarded as one of the most desirable residential areas in the city. Ideally placed for swift access to commuter links and the city centre, this substantial property is sure to suit a variety of purchasers, from professionals looking for ample space to work from home, young families looking to take advantage of the excellent catchment schools, to those looking to downsize in retirement. The accommodation is in good order throughout and briefly comprises: wide and welcoming entrance hallway with built-in storage and a guest cloakroom/wc, glazed door way leading to the inner hallway with further built-in storage. The impressive dual aspect reception room provides the ideal space for both family life and entertaining and offers ample room for both living and dining furniture, a private balcony enjoys a leafy outlook to the communal gardens. The generous kitchen is fitted with an excellent range of wall and base units with the appliances included in the sale. There are three generous double bedrooms, two with built-in wardrobes and storage and a modern shower room with white suite and electric instant shower. Benefits on offer include white meter electric central heating and full double glazing. There is a secure entry system and communal bin storage.



Extras

The fixtures and fittings, floor coverings, window blinds and kitchen appliances are to be included in the sale.

Gardens, Parking and Factor

Whitehouse Court is set within attractively landscaped communal grounds with lawn areas and mature shrub and tree borders. An allocated parking space is provided beneath the building with further unrestricted on street parking also available. The building and grounds are maintained by James Gibb Factors at an approximate cost of £77 per calendar month, paid quarterly. This covers buildings insurance along with stair cleaning and maintenance and landscaping of the communal grounds.

Viewing

Please contact Neilsons on 0131 625 2222





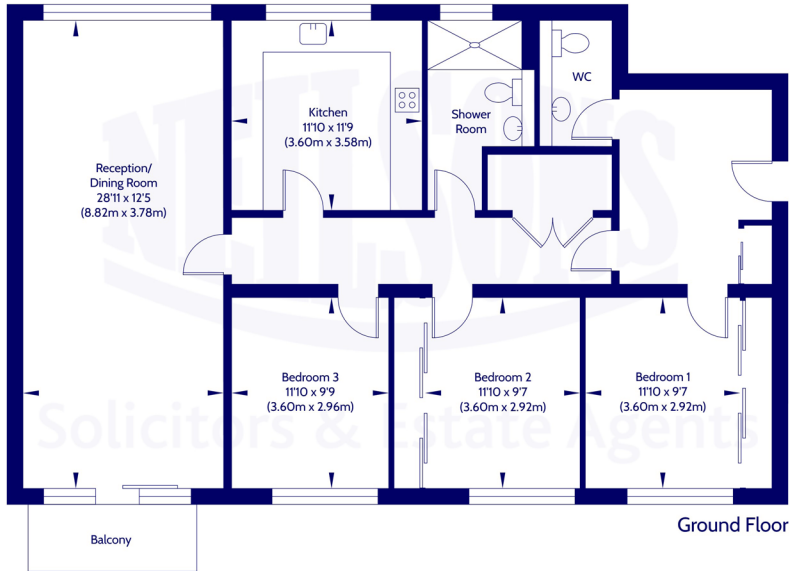
Location

Whitehouse Court is peacefully tucked away in the ever popular and highly desirable Barnton district of Edinburgh which has long been established as one of Edinburgh's most sought-after residential areas, offering a superb quality of life and located within easy reach of excellent amenities, schools and transport links. Local shops are within easy walking distance of the property to provide for day-to-day needs with a wide choice of supermarkets available within a short drive, including the Gyle Centre with large Marks and Spencer and a good choice of high street named stores. Highly regarded schooling is available within both the state and private sectors and an array of sporting and recreational facilities are also close at hand. For the commuter, excellent road links connect quickly to Edinburgh International Airport, the bypass and Central Motorway Network and swift access to the city centre is provided by regular local bus services. Of particular note are the wonderful parks and open spaces offering delightful coastal and riverside walks and the home is ideally placed for the golfing enthusiast, with The Royal Burgess and Bruntsfield Links both close by.





Approx. Gross Internal Floor Area 120.61 Sq M / 1298 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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