



Solicitors & Estate Agents










Fixed Price

**£168,000**

## 77/9 Barnton Park View

Barnton | Edinburgh | EH4 6EL

This ground floor flat forms part of an established, much sought after retirement complex within beautiful extensive leafy communal grounds, in walking distance of excellent local amenities and bus services. The development caters for independent living with the added security of a Housing Manager.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

The accommodation in brief comprises; welcoming entrance hallway with two deep storage cupboards, light and spacious bay windowed reception/dining room providing excellent natural light, new modern fitted kitchen with a range of base and wall mounted units with co-ordinating work surfaces/splash backs, good sized double bedroom with fitted mirrored wardrobes, and shower room. Further benefits include electric heating, double glazing, careline assistance and allocated residential parking. Age restrictions apply.



## Extras

All the fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

The property is surrounded by beautiful well cared for gardens which are laid out to lawn with mature trees, shrubs and plants. There is residential and visitor parking.

## Myreside Management

Age restriction whereby one party must be at least 60 years of age or over and any other person can be no younger than 55 years old. There is a service fee payable to Myreside of approx. £208 per month.

## Viewing

Please contact Neilsons on 0131 625 2222.







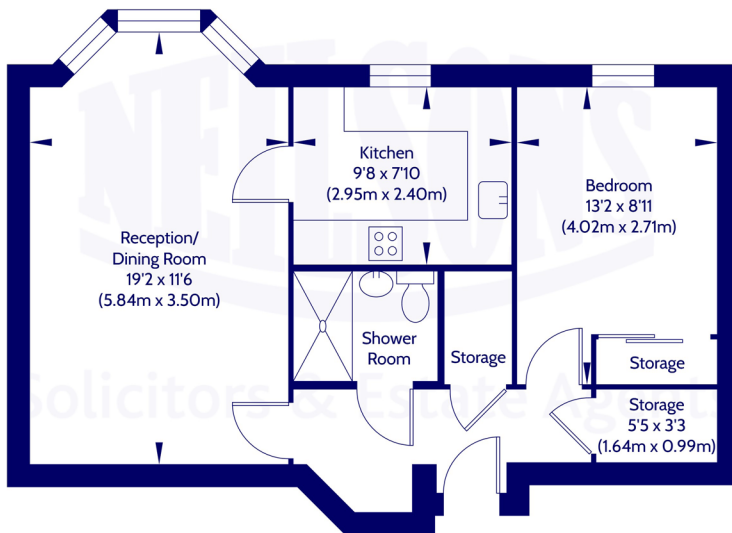
## Location

The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



Approx. Gross Internal Floor Area 49.85 Sq M / 537 Sq Ft.

### Ground Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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