










Fixed Price
£380,000

88/6 Barnton Park View

Barnton | Edinburgh | EH4 6HJ

A wonderful opportunity has arisen to acquire this exceptionally spacious top floor apartment, with private balcony and single garage, set within a quiet and established residential development in the highly sought-after Barnton district of the city. Nestled in amongst beautifully maintained communal gardens close to superb amenities and commuting links, the property will undoubtedly appeal to a variety of buyers including professionals as well as growing and established families.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - G



Description

In brief the accommodation comprises; secure entry system, welcoming reception hallway with useful storage and hatch to partially floored loft, light and spacious bay windowed reception room with electric fireplace, bright south facing dining room with access to balcony, well proportioned fitted kitchen with appliances, good sized principal bedroom with mirrored fitted wardrobes and ensuite shower room, further double bedroom with mirrored fitted wardrobes and family bathroom with separate shower enclosure. Further benefits include gas central heating, double glazing and good storage space.

There is potential to convert the property back into a 3 bedroom property by partitioning the reception room.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, washing machine and dishwasher.

Gardens, Garage and Parking

The shared grounds are beautifully maintained by the factor. There is ample residents parking and a single garage, as well as visitors' parking.

Factor

The development is managed by James Gibb for a monthly fee of approx. £100. This includes maintenance of communal areas.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

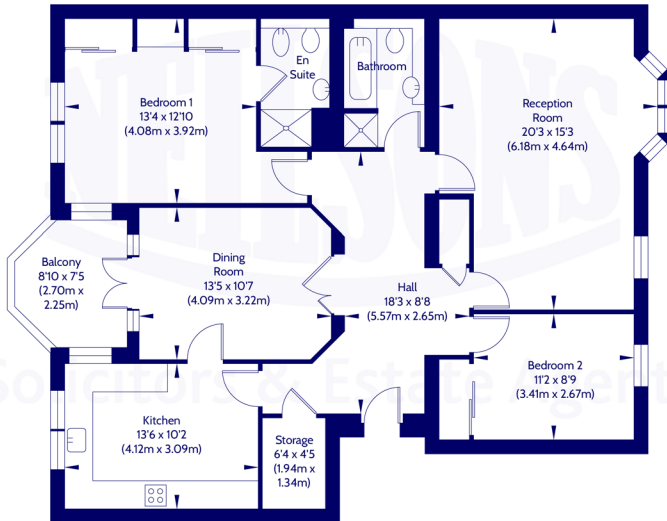
The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait 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, 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 112.5 Sq M / 1211 Sq Ft.

Second 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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