




Offers Over

£175,000

1H Blackthorn Court

Barnton | Edinburgh | EH4 8BL

This generously proportioned and attractive first floor flat with private external storage, is pleasantly situated within a quiet established development close to a host of fantastic local amenities and transport links. In true move-in condition the property would undoubtedly appeal to the first time buyers, young professionals or rental investors and internal viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Communal gardens
-  External storage
-  EPC rating – C
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with useful walk-in storage cupboard, fantastic generous sized lounge/dining with large window offering excellent natural light, modern fitted breakfasting kitchen, light and airy principal bedroom, second well proportioned double bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include electric heating and double glazing.



Extras

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

Gardens & Parking

Externally, the property is surrounded by well maintained communal garden grounds and there is a private external storage area located within the grounds. Ample on-street parking is available to the front and surrounding area.

A factoring fee is payable to Curb for the lighting in the stair which is approximately £30 per quarter and a further fee of £100 per year is payable to Link Housing for the ground maintenance.

Viewing

By appointment through Neilsons (0131 625 2222).



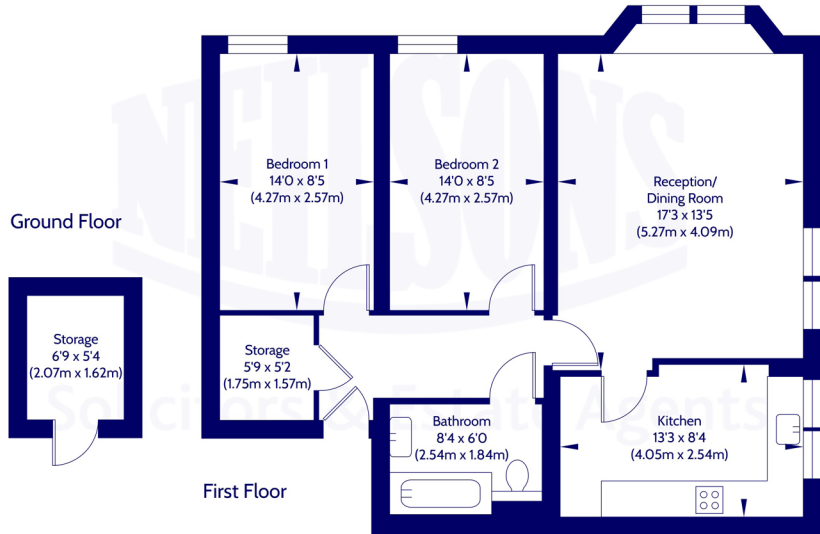


Location

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. 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 Bridges are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



Approx. Gross Internal Floor Area 71.42 Sq M / 769 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.



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



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