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Offer Over

**£300,000**

## 30/1 Barnton Grove

Barnton | Edinburgh | EH4 6EJ

This ground-floor flat, situated within a contemporary development in the prestigious Barnton area of Edinburgh, offers a perfect combination of style, comfort, and convenience. With a variety of amenities within walking distance and excellent transport links to the city centre and beyond, this property is an ideal purchase for professionals, young families or those looking to downsize who are seeking a modern and accessible home.

-  2 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Allocated Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – F



## Description

The property benefits from a secure entrance leading to a vestibule and an inner hallway, which provides access to all rooms. The corner reception room is a standout feature, with four large windows flooding the space with natural light. The room is finished with laminate flooring, creating a bright and inviting living area. The superb dining kitchen features a tiled floor, an extensive range of fitted wall and base units, and integrated appliances. With its dual aspect and designated dining space, this room is both practical and stylish, perfect for cooking and entertaining. The principal bedroom is a generously proportioned retreat, complete with a dressing area incorporating built-in wardrobes and a private en-suite shower room. A second well-sized double bedroom, fitted with comfortable carpeting and built-in wardrobes, adds versatility to the home. The main bathroom is fitted with a sleek white three-piece suite, a shower over the bath, and vanity storage, offering a clean and functional design. This flat combines modern living with a highly sought-after location, making it a desirable choice for those looking to enjoy all that Barnton and Edinburgh have to offer.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property includes allocated parking and access to well-maintained communal gardens, managed by a factor, providing a pleasant outdoor space for residents. There is a factor fee payable to Charles White at approx. £320 per quarter.

## Viewing

Please contact Neilsons on 0131 625 2222.





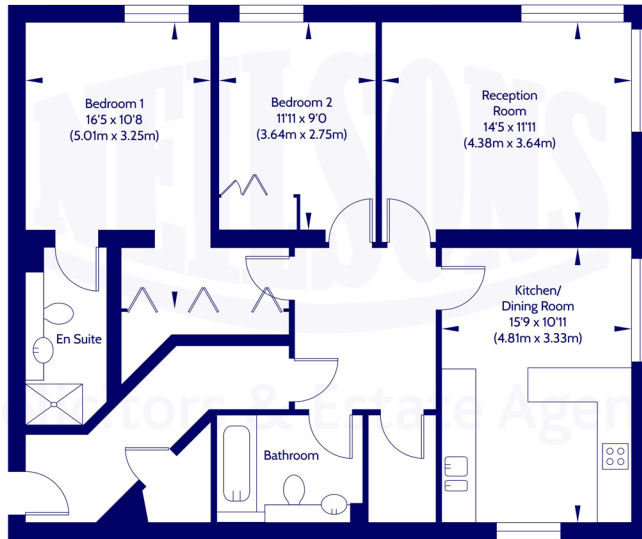


## Location

Nestled in the northwest of Edinburgh, Barnton is one of the city's most desirable residential areas, offering a perfect blend of exclusivity, tranquility, and convenience. Known for its tree-lined streets, elegant homes, and proximity to green spaces, this prestigious suburb is a prime location for families, professionals, and retirees alike. Barnton boasts excellent local amenities, including nearby shopping facilities in Davidson's Mains and Craighleith Retail Park, as well as a selection of charming cafés, restaurants, and independent boutiques. The area is home to some of Edinburgh's finest schools, including The Royal High School and Cargilfield Preparatory School, making it an excellent choice for families. For outdoor enthusiasts, the scenic surroundings provide ample recreational opportunities. The renowned Royal Burgess and Bruntsfield Links golf courses are on the doorstep, while the picturesque River Almond Walkway and the expansive grounds of Lauriston Castle offer peaceful retreats for walking and relaxation. Nearby, Cramond Beach and its coastal promenade provide stunning waterfront views and opportunities for leisurely strolls. Barnton is well-connected for commuters, with easy access to Edinburgh's city centre via regular bus services and excellent road links to the Edinburgh City Bypass, M8, and Edinburgh Airport.



Approx. Gross Internal Floor Area 92.8 Sq M / 999 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.



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