



Solicitors & Estate Agents











Offers Over
£295,000

29/5 Barnton Grove

Barnton | Edinburgh | EH4 6EQ

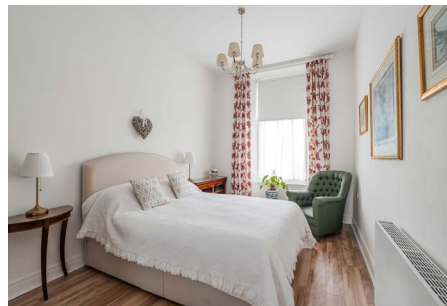
A fantastic opportunity has arisen to purchase this impressive two bedroom first floor flat, located in the desirable residential area of Barnton. Part of the C-listed former Barnton Hotel, the building dates back to 1895 and was converted to flats in 2014, retaining its period charm alongside modern conveniences. In move-in condition, this south facing property benefits from high ceilings and open views, and viewing is highly recommended to truly appreciate the accommodation on offer.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Lift access
-  Allocated parking
-  Communal gardens
-  EPC Rating – C
-  Council Tax Band – F



Description

There is a well presented communal entrance hall where you take the stairs or lift to the first floor. As you enter the property, you'll be greeted by the spacious hallway, with video entry-phone system and two storage cupboards, one of which is plumbed for the washer/dryer. There is a beautifully proportioned bright and airy triple aspect living room, with a south-facing box bay window making it exceptionally bright and warm. The open plan kitchen is a real highlight of the home and has a range of sleek white wall and base units with co-ordinated worktops, offering the perfect space for both relaxing and entertaining. The generous, well proportioned principal bedroom benefits from a large built-in double wardrobe and a further storage cupboard. The spacious en-suite bathroom has a double size shower cubicle with overhead rainfall shower and hand held attachment and a chrome heated towel rail. The second double bedroom is bright and overlooks the balustrade frontage. Completing the accommodation is the spacious fully tiled main bathroom also with a white suite, heated towel rail and an electric shower over the bath. The property also benefits from gas central heating and double glazing.



Please note that there is an age restriction in place requiring all residents to be a minimum of 50 years of age.

Extras

Included in the sale are all fitted floor coverings and window blinds, light fittings, washer/dryer and all integrated kitchen appliances. The quality curtains are not included but could be available by separate negotiation.

Gardens & parking

Well maintained private garden grounds surround the property and include well-kept grass and shrub areas, a seating area, a designated recycling area and an allocated parking space for the flat.

Factor

The building, communal areas, garden grounds and a lift are Factor maintained at a monthly cost of approximately £245. This also covers buildings insurance, cleaning of communal areas and cleaning of all windows.

Viewing

By appointment through Neilsons on 0131 625 2222

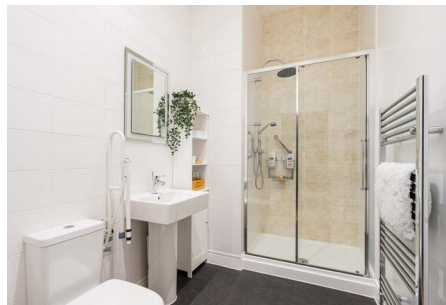




Location

Barnton has been long regarded as one of Edinburgh's most desirable residential areas. This attractive leafy suburb lies to the northwest of Edinburgh's city centre and offers excellent transport links to the city and surrounding areas with regular local bus services and convenient road connections to the bypass, airport and Forth bridges.

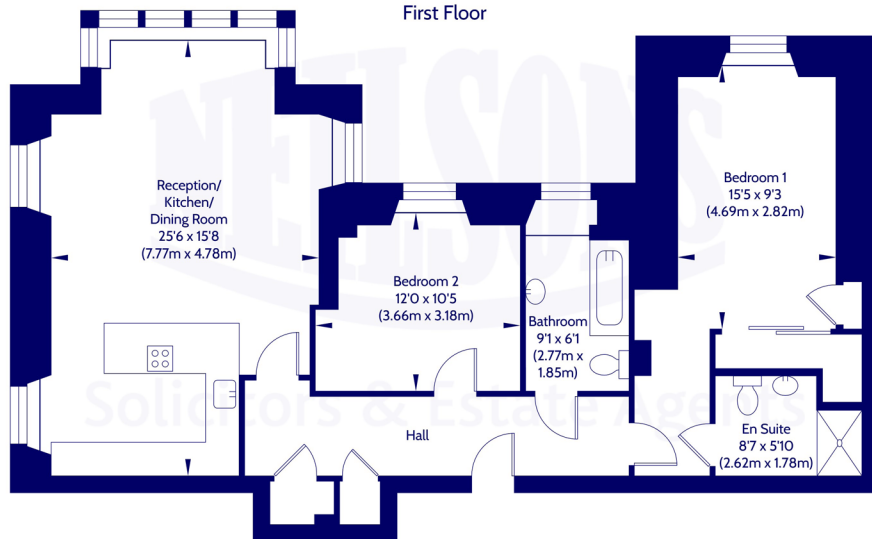
A useful parade of local shops are just a short walk from this property include a pharmacy, a post office with coffee shop, a restaurant and a Scotmid, with specialist retailers and supermarkets, at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. A wide range of leisure and recreational facilities are close at hand including the prestigious Royal Burgess and Bruntsfield Golf Courses and walks along Cramond and Silverknowes foreshore.





Approx. Gross Internal Floor Area 86.67 Sq M / 933 Sq Ft.

First 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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