



Solicitors & Estate Agents











Offers Over

£200,000

77/63 Barnton Park View

Barnton | Edinburgh | EH4 6EL

An exceptionally appealing third (top) floor flat, set within a highly regarded and well established retirement development, surrounded by beautifully maintained leafy communal grounds in the desirable district of Barnton. Ideally positioned within walking distance of excellent local amenities and regular bus services, the property offers well proportioned accommodation designed for independent living, complemented by the added reassurance of a housing manager and 24 hour Careline service.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Communal gardens
-  Residents parking
-  Lift
-  EPC rating – D
-  Council tax band – E



Description

Accessed via the communal stair or lift, the accommodation briefly comprises of welcoming entrance hall with secure entryphone system and excellent storage, bright bay windowed lounge/dining room with electric fire, fitted kitchen with a range of sleek white wall and base units with co-ordinated worktops and tiled splashbacks, two double bedrooms with built in wardrobes, and a shower room with a white suite, double size shower cubicle and heated towel rail. There is also a floored attic with light and Ramsay ladder. The property further benefits from electric heating and double glazing.

This impressive development has a house manager available from 7am – 1pm, 24 hour Careline service (pull cords being upgraded to a digital system with the exception of the shower room), residents lounge, and a guest suite in Corstorphine. The landing on this floor has a communal WC and a room with a bin chute. Please note residents must be 60 plus years of ages and if a couple one must be 60 plus years of age and the other 55 plus.



Extras

Included in the sale will be the electric hob and oven, fridge/freezer, washer/dryer and dishwasher. Other furniture is available by separate negotiation.

Gardens & Parking

The property is surrounded by beautifully cared for communal garden grounds which are laid out to lawn with mature trees, shrubs and plants, providing a peaceful area to enjoy. There is private residents parking within the complex alongside a visitors car parking area.

Factoring

The common areas in and around the development are factored by Myreside Management Ltd at a cost of approximately £230 per month and this also includes buildings insurance, the Careline system and lift. There is also the Barnton Park View Proprietors Association, made up of residents who maintain close contact with the factor on matters affecting the management of the complex, promote social events and encourage members to put forward suggestions to improving conditions where thought necessary.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

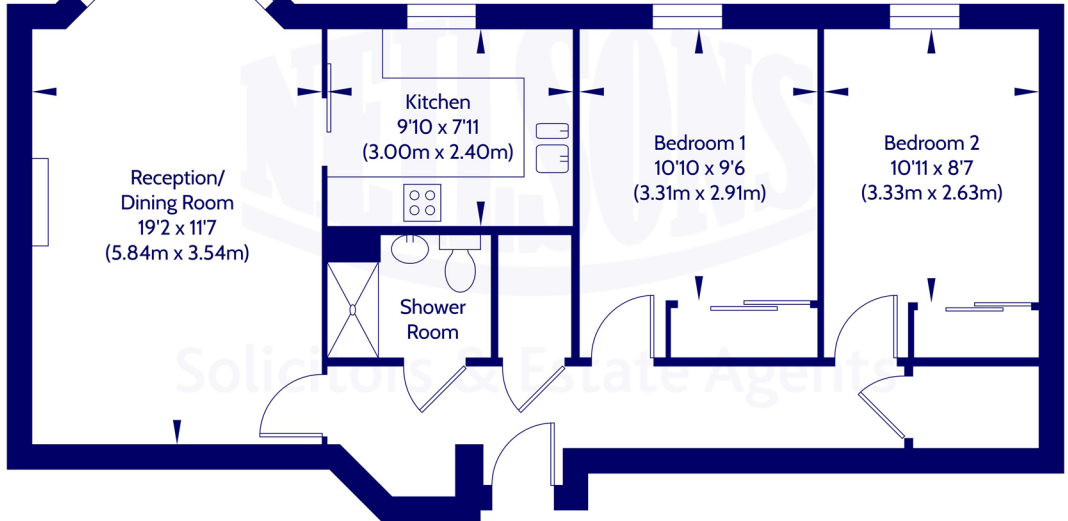
Barnton is one of Edinburgh's most prestigious residential neighbourhoods, known for its peaceful setting, attractive surroundings and strong sense of community. The property is ideally positioned within easy walking distance of excellent local amenities including a Tesco Express, Scotmid, post office, pharmacy, wine merchant and bakery, and a gate from the development leads to Queensferry Road. A Starbucks and a branch of the popular neighbourhood brasserie Herringbone opened earlier this year, adding to the area's appeal. Further retail options can be found at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. Barnton offers superb leisure opportunities with nearby golf courses including the Royal Burgess and Bruntsfield Links, as well as Drum Brae Leisure Centre. Scenic coastal walks along Cramond and Silverknowes foreshore are also close at hand. Regular bus services connect the area to the city centre and surrounding districts, while the City Bypass and Queensferry Crossing provide convenient links to Edinburgh Airport, Fife and the wider motorway network.





Approx. Gross Internal Floor Area 65 Sq M / 702 Sq Ft.

3rd 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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