



2 Southlawn Court, Easter Park Drive

Barnton, Edinburgh, EH4 6SJ



VMH ESTATE AGENTS



Generous 3 bedroomed ground floor flat requiring upgrading, ideal for a young professional or someone looking to downsize within the area.

- Hallway with excellent storage
- Open plan sitting/dining room
- Well-equipped kitchen
- Principal bedroom with en-suite
- 2 further bedrooms
- Family bathroom
- 2 single car garages
- Private patio & communal grounds
- Spacious living at ground floor level



Offers Over: £340,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Quietly situated in the rear of the development, 2 Southlawn offers generous 1105 Sq Ft (102SqM) 3 bedroomed apartment at ground floor level.

Internally the property would benefit from upgrading but would make an ideal home for a young professional or for those looking to downsize within the area.

The property further benefits from 2 single car garages within the garage block next to the property, gas central heating and double glazing.

Management

The development is currently factored by Hacking & Paterson Management Services with the current quarterly charge being approximately £300 per quarter. This covers the upkeep of the communal grounds only.

Extras

To include all fitted carpets and fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge/freezer, washing machine and dishwahser.





Location

Barnton is one of the most highly sought-after residential areas in Edinburgh offering both city and countryside living. It is well served by local shops, a post office, pharmacy, doctor and dentist surgeries and a Tesco Metro with more extensive shopping facilities in neighbouring Corstorphine or nearby retail parks, such as Craigmile Retail Park, The Gyle Shopping Centre and Hermiston Gait. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from walks along Cramond Beach or the River Almond, to woodland trails and wildlife-watching in Hillwood Park, as well as The Royal Burgess and Bruntsfield Golf Courses. Regular buses run from the area to the city and there is easy access to the M90, M8, City Bypass and Edinburgh airport.

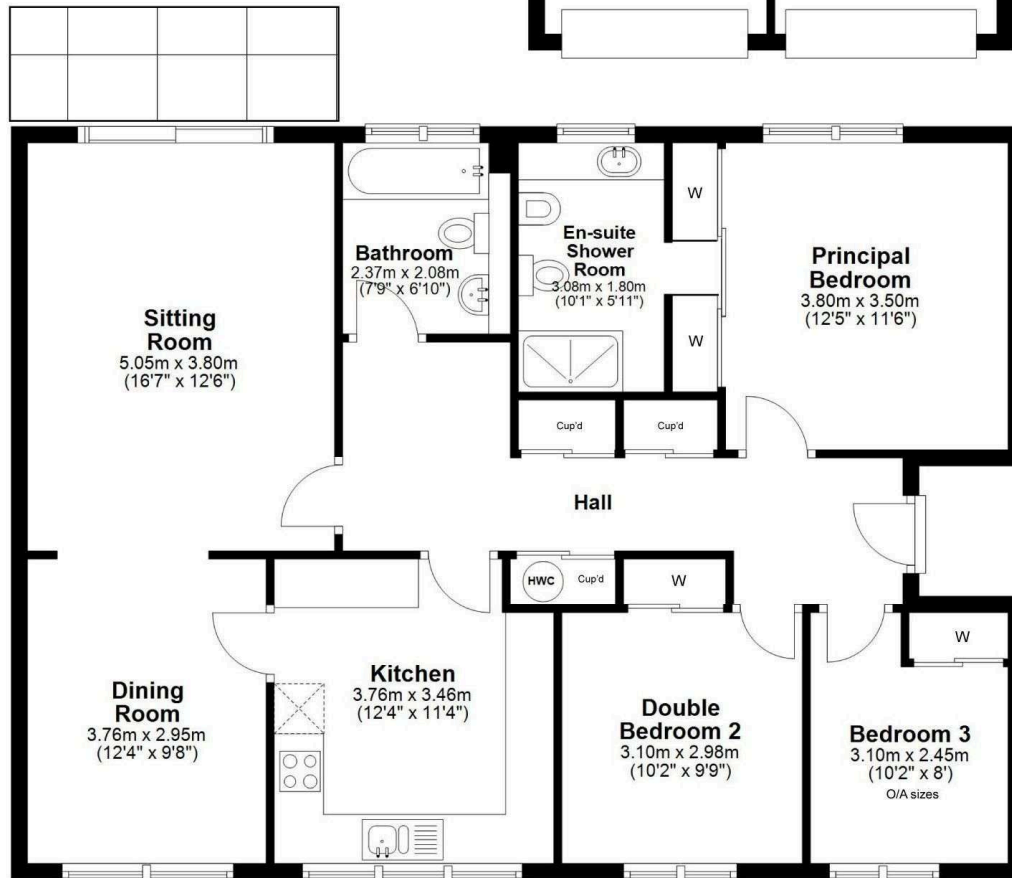


**2 Southlawn Court, Easter Park Drive,
Barnton, Edinburgh EH4 6SJ**

Total Area: 105.5 m² ... 1135.8 ft²

(Excluding Garages)

All measurements are approximate and for display purposes only



Ground Floor





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.