

# 86B Barntongate Drive

BARNTON, EDINBURGH, EH4 8BY



*SPACIOUS TWO BEDROOM  
FLAT IN BARNTON*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's popular residential area of Barnton.

Inside, the property comprises a spacious living area which leads into the kitchen having been opened up to create a welcoming living space. The lounge is generously proportioned and offers various possibilities for furniture arrangements. The fully equipped modern kitchen is fitted with a gas hob, double fan oven and free-standing white goods including a dishwasher, washing machine and fridge freezer.

The property benefits from two bedrooms one large double bedroom with built-in wardrobes and a second bedroom which is a good size and is used as a spare room and home office space. There is one main bathroom in the property which is a modern three-piece suite benefiting from a shower over the bath, heated towel rail and is finished with partial tiling.

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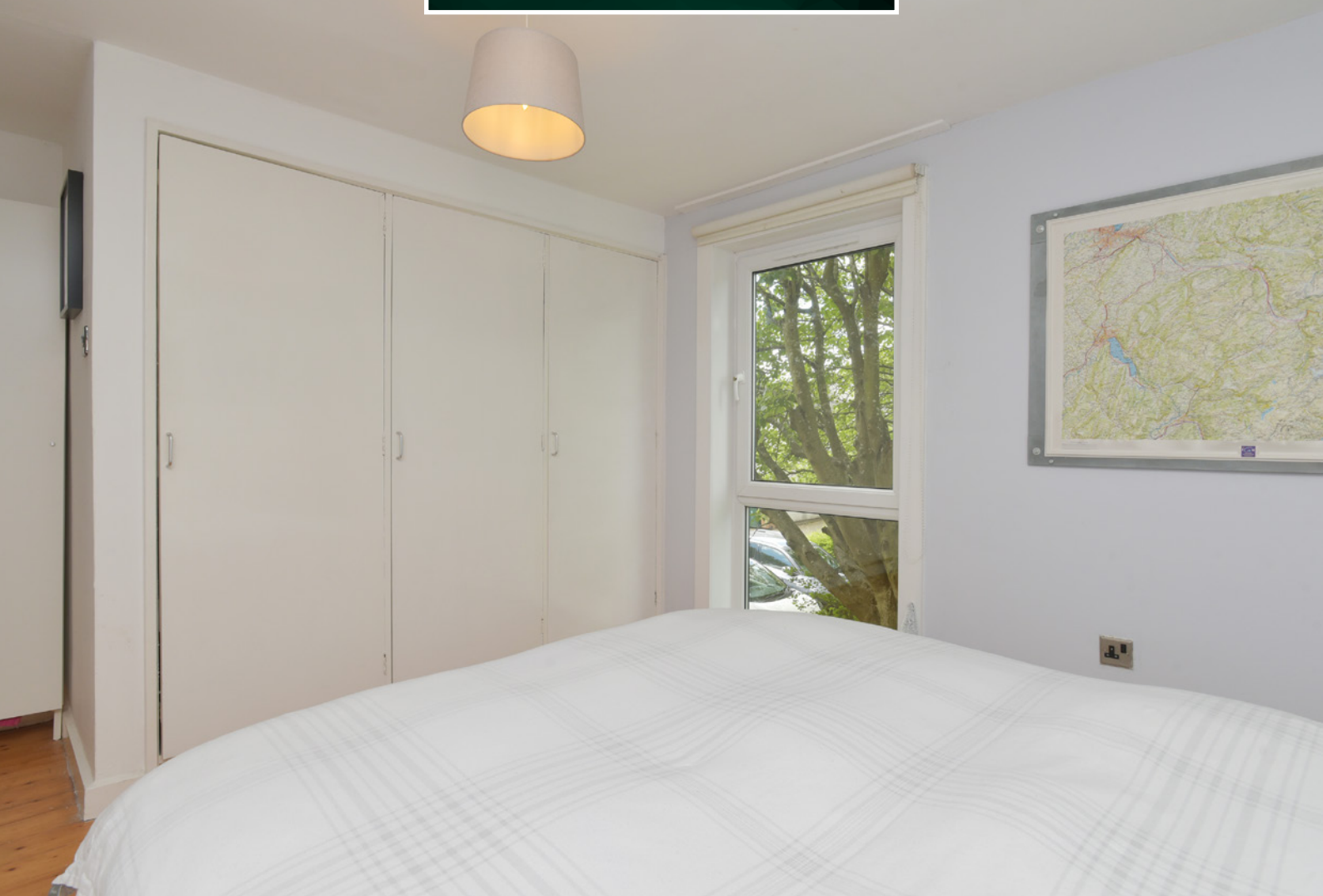








**Bedroom 1**



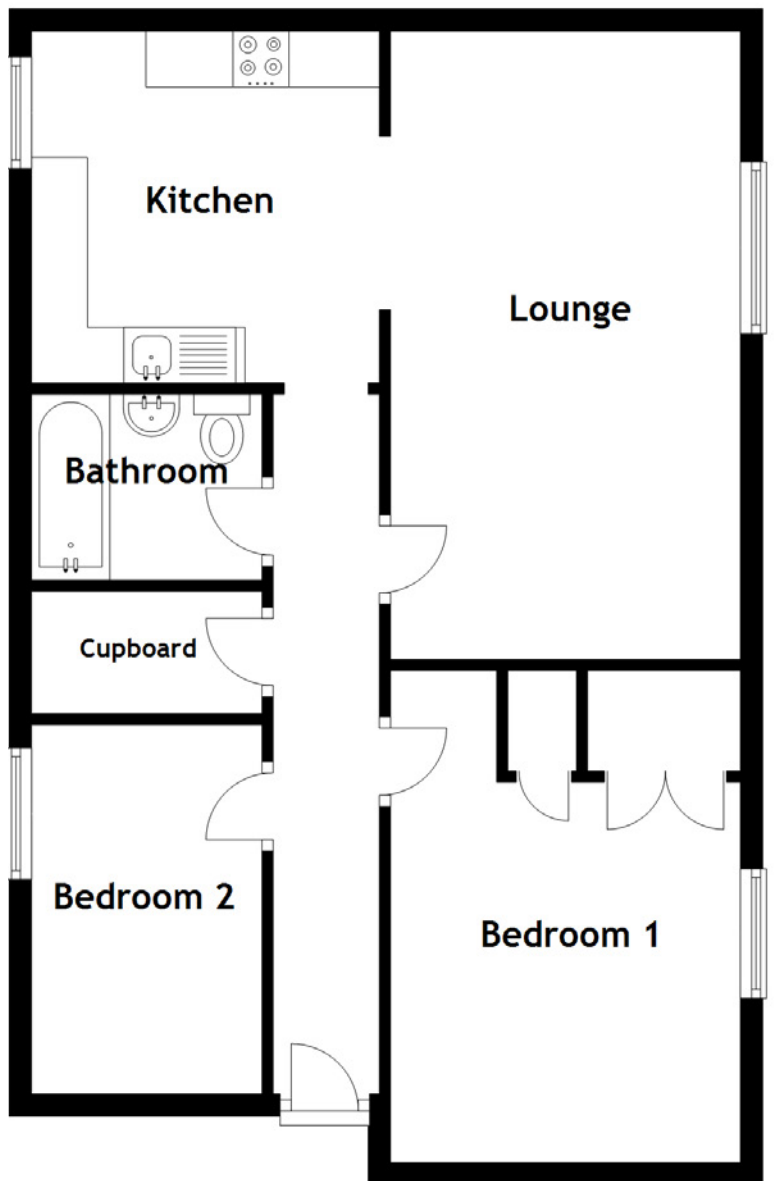
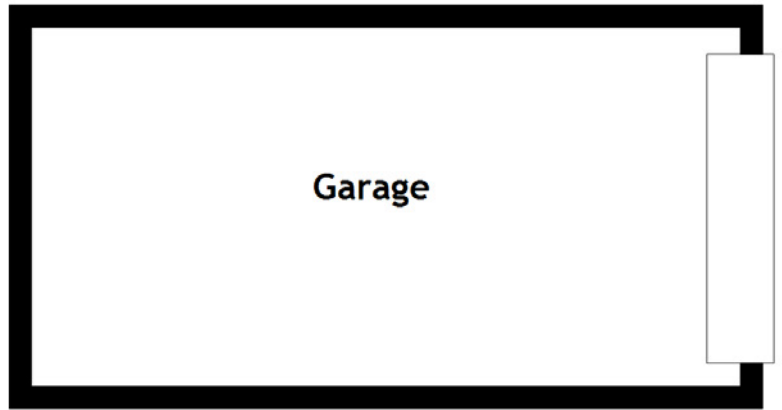


**Bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.62m (18'5") x 3.13m (10'3")
Kitchen	3.15m (10'4") x 3.11m (10'2")
Bedroom 1	4.25m (13'11") x 3.13m (10'3")
Bedroom 2	3.30m (10'10") x 2.06m (6'9")
Bathroom	2.06m (6'9") x 1.66m (5'5")
Garage	6.35m (20'10") x 3.21m (10'6")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: D



In addition, the property benefits from gas central heating, double-glazed windows making for a warm and cost-effective home, year-round. There is excellent storage in the property and a single garage under the flat which has hot and cold water and electricity.





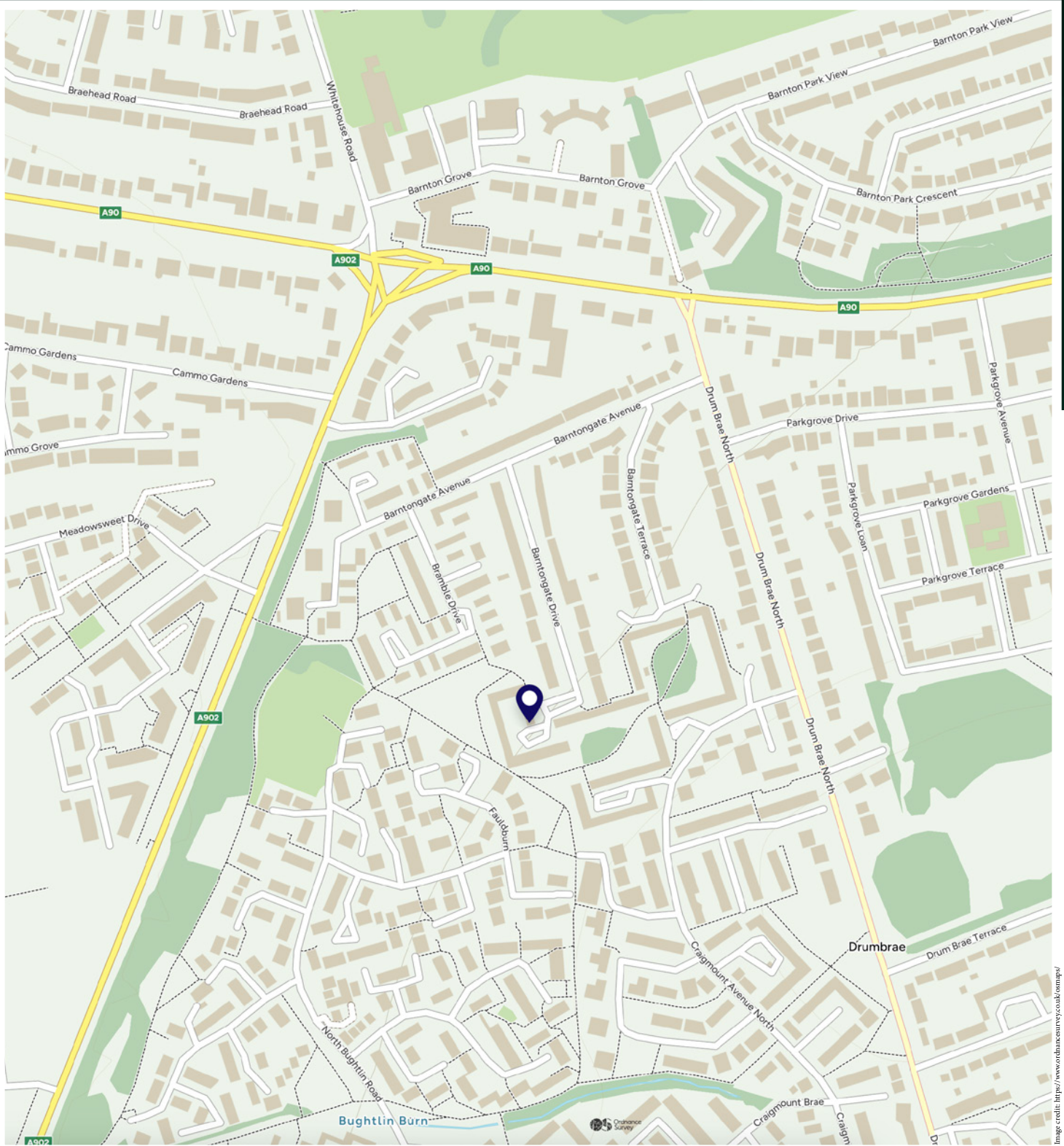
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Barnton is located in a popular and much sought-after established residential area in a north-western district of the city. The area is well-served by local amenities including schools, shops and recreational facilities. Good shopping facilities are available in Davidson's Mains and here a variety of shops, including a Tesco store, are to be found. Local schools in the area include Cramond Primary and the well-renowned Royal High Secondary School. In the private sector, Stewarts Melville and Mary Erskine are easily accessible.

Recreational facilities include Bruntsfield Golf Club and the Royal Burgess Golf Courses with water sports and delightful walks at Cramond. The Gyle Shopping Centre, the City By-pass, Edinburgh Airport and the M8 and M9 Motorway Networks are all only a short drive from the property. Regular public transport connects to and from the city centre and surrounding areas.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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