



3/8 Craufurdland  
BARNTON | EDINBURGH | EH4 6DL



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An exciting opportunity has arisen to acquire this stunning three-bedroom, top floor apartment forming part of a modern development in the popular Barnton district to the west of Edinburgh's city centre.

The apartment has been decorated to a high standard and is offered to the market in true move-in condition. The kitchen and living room enjoy a south facing aspect in a tranquil setting with views over the extremely well kept shared gardens. The property comprises a fully fitted modern kitchen currently with induction hob, oven and fan, dishwasher, washing machine, fridge, freezer, combi boiler and dining area. The adjacent south-facing living room boasts a spacious balcony with stunning views and has plenty of room for dining both inside and out. There are three well proportioned bedrooms, with the primary benefitting from an ensuite shower room with waterfall double shower, storage, and a heated towel rail, along with remote control blackout blinds and window shutters. Completing the accommodation is the shower room with walk in shower and wc. The property also benefits from secure entry, ample storage, an allocated parking space, beautiful shared gardens and a floored attic with ladder access.

- Modern three-bedroom top floor apartment
- Spacious fully fitted kitchen
- South facing living room with balcony
- Three well proportioned bedrooms, one with ensuite
- Contemporary shower room
- Entrance hallway with storage cupboards
- Residents parking with allocated space
- Excellent local amenities and easy access to public transport links

Living room curtains, blinds and kitchen appliances will be included in the sale. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Barnton is one of the most sought after locations in Edinburgh. The area is surrounded by fine open countryside, with the shores, beach and village of Cramond nearby. There are excellent shopping facilities at Barnton, Davidson's Mains, the Gyle and Craigeith Retail Parks, offering specialist shops, supermarkets and High Street outlets. Leisure-wise, the choice is excellent and includes two golf courses, delightful walks and cycle paths, a health and sports club and a number of organisations catering for adults and children alike. There is highly regarded schooling in the vicinity from nursery to senior level, including Cramond Primary, Royal High School and Cargilfield Preparatory School. There is an efficient public transport network with a direct bus route into the city centre from outside the property and several other bus routes accessible from nearby Barnton Junction. In addition, there is easy access to the M8/M9, M90 and Forth Road Bridge. For those seeking alternative methods of transport South Gyle Railway Station, Edinburgh Park where there are both train and tram stops and Edinburgh Airport are all easily accessible.



