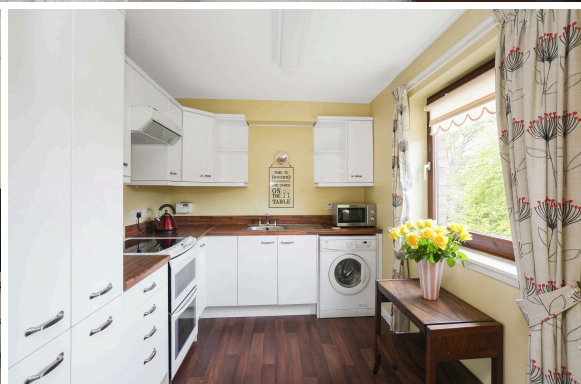




2/11 Barnton Avenue West
BARNTON | EDINBURGH | EH4 6EB


warners
solicitors & estate agents



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A walk-in condition interior, stylish fittings and a lovely leafy outlook are on offer with this most appealing 1st floor retirement flat, located within a sought after residential area with good local amenities and a bus stop just outside the development.

This light and spacious apartment has been retained in good order and boasts a most pleasant outlook across delightful and well maintained shared grounds offering plenty of space for outdoor relaxation. Living space includes a large living/dining room with a bay window and white mantelpiece, fitted kitchen, double sized bedroom, and a fully tiled shower room with electric shower. This is a popular retirement development managed by factors. Every effort has been made to create a secure and supportive environment for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided if required. A House Manager is based at the development part time, supplemented by a 24 hour call line service.

- Entrance hallway with two storage cupboards
- Bay window living room with feature fireplace
- Stylish white gloss fitted kitchen
- Double bedroom with mirrored wardrobe
- Fully tiled shower-room with electric shower
- Security entryphone system and lift
- Communal lounge
- House Manager and 24 hour Telecare call line/pull cords
- Ample private residents' parking and visitors parking within the development
- Electric storage heaters and double glazing throughout.
- Beautifully kept and well maintained communal gardens

All fitted carpets, blinds, light fittings, hall and bathroom mirrors, cooker, fridge/freezer and washing machine are included in the sale price. Other items of furniture can be negotiated. Epc Rating C.

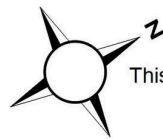
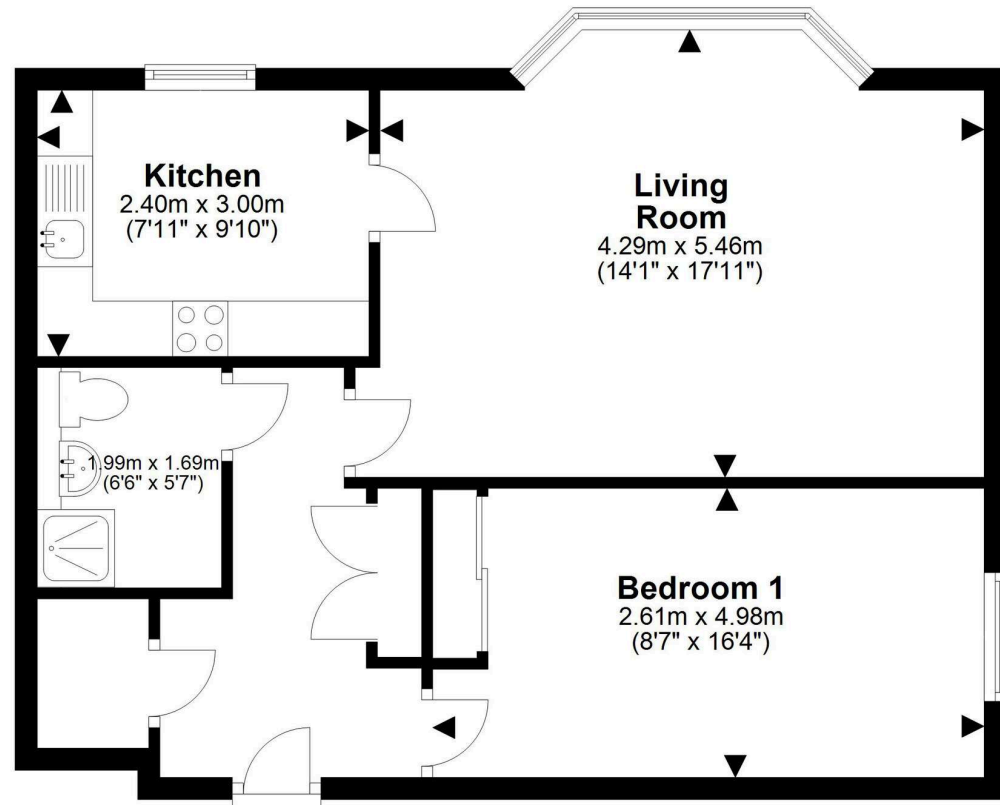
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Barnton is one of the most sought after locations in Edinburgh. The area is surrounded by fine open countryside and the shores and village of Cramond just a little further afield. A first class range of shopping facilities is located at Davidson's Mains, the Gyle and Craigleith Retail Parks offering specialist shops plus Sainsbury and Marks & Spencer stores. There is a wide variety of leisure facilities including walks along the river Almond to the village of Cramond with the Cramond beach promenade. There are several excellent golf courses including The Royal Burgess and Bruntsfield Links, and sailing at Cramond and South Queensferry. The area has excellent bus routes into the city centre, and the bypass and M8 are within close proximity giving access to Edinburgh Airport, Forth Road Bridge and central motorway network.

Factoring charge of £303.30 per month to cover the manager, emergency call service, lift, garden, residents lounge, guest suite, heating and lighting of communal areas, general repairs and building insurance. There is a minimum age of 60 for residents.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.