



86E Barntongate Drive, Barnton
BARNTON | EDINBURGH | EH4 8BY


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Set within an established and highly sought-after residential development in Barnton, this beautifully presented one-bedroom top-floor flat (with additional box room) offers bright, contemporary living in one of Edinburgh's most desirable locations. Perfect for first-time buyers, professionals, or couples, the property combines stylish interiors with impressive open views towards the Forth Bridges, a modern breakfasting kitchen, and the rare advantage of a private garage.

The property is accessed via a secure shared entrance and stairwell leading to the top floor, where the flat's welcoming hallway provides access to all rooms. The spacious west-facing living and dining room enjoys an abundance of natural light from two full-height windows, capturing stunning elevated views and evening sunsets, finished in modern decor and wood-effect flooring. The adjoining contemporary breakfasting kitchen is thoughtfully designed with sleek white cabinetry, wood-effect worktops, and tiled splash backs. A charming breakfast bar sits beside a large picture window, providing an ideal spot for morning coffee with a view.

The double bedroom is generous in size, enhanced by built-in wardrobes and additional overhead storage, while the box room across the hall offers excellent versatility, ideal as a home office, dressing room, or nursery. The modern bathroom features a stylish three-piece suite with a shower over the bath and is finished in a bright, timeless design.

Further benefits include gas central heating, double glazing, and access to a well-maintained communal rear garden. A private single garage provides secure parking or additional storage, an enviable feature in this popular location.

- Entrance hallway providing access to all rooms
- Bright and spacious living/dining room boasting open views towards the Forth Bridges
- Contemporary breakfasting kitchen and breakfast bar and
- Generous double bedroom with built-in storage and versatile box room
- Modern bathroom with stylish three-piece suite, shower over bath
- Gas central heating and double glazing
- Private single garage and communal rear garden

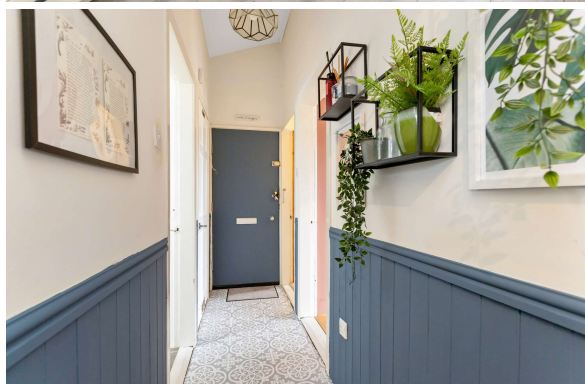
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council Tax D, Energy Rating D

All fixture, fittings (excluding the TV bracket), light fixture, white fridge in the kitchen and wooden double bed frame will be included in the sale.

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. Highly regarded schooling ranging from nursery through to secondary is within the vicinity including the private schools of Cargilfield, Mary Erskine, St George's School for Girls and Stewart's Melville. In addition, there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.





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.