



6 Southbank Court, Easter Park Drive, Edinburgh,

A spacious and beautifully presented second-floor flat, ideally located in an exclusive neighbourhood within the prestigious Barnton area. Enjoying an elevated position with a leafy outlook, the property is in excellent condition throughout and benefits from double glazing and gas central heating. It is set within attractively landscaped communal gardens and also includes a private garage, providing additional storage.

The accommodation comprises:

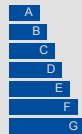
- Entrance hall with double storage cupboard
- Generously proportioned sitting/ dining room with cornicing and picture window to the front
- Well-appointed fitted kitchen with an extensive range of wall and base mounted units with laminate worktops with inset stainless-steel sink and tiled splashbacks, the appliances include a gas hob with extractor hood, dishwasher, washing machine and fridge freezer
- Two good sized double bedrooms with windows to the side, the fitted wardrobes are included in the sale
- Tiled family bathroom fitted with a bath with mains pressure shower, WC and pedestal wash basin



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Easter Park Drive is located off Barnton Avenue, which is arguably the most exclusive street in the Barnton area and is a broad, tree lined street running between the Royal Burgess and Bruntsfield golf courses. The development itself is situated next to Bruntsfield Golf Club and has pleasant views from the grounds of the course and towards the Firth of Forth. There are local shops nearby at Davidson's Mains including a Tesco supermarket, bakers, banking facilities, post office and pharmacy. Further more extensive shopping facilities can be found at Craigleith retail park or in nearby Corstorphine. There is a frequent bus service accessible by a short walk, to the city centre and surrounding areas. It lies in the catchment area for Davidson's Mains Primary School and for the Royal High School.

Outside & Gardens

There are landscaped communal gardens surrounding the property. The property also benefits from an unallocated residents' car park. There is also a private single garage with power, lighting and a water tap.

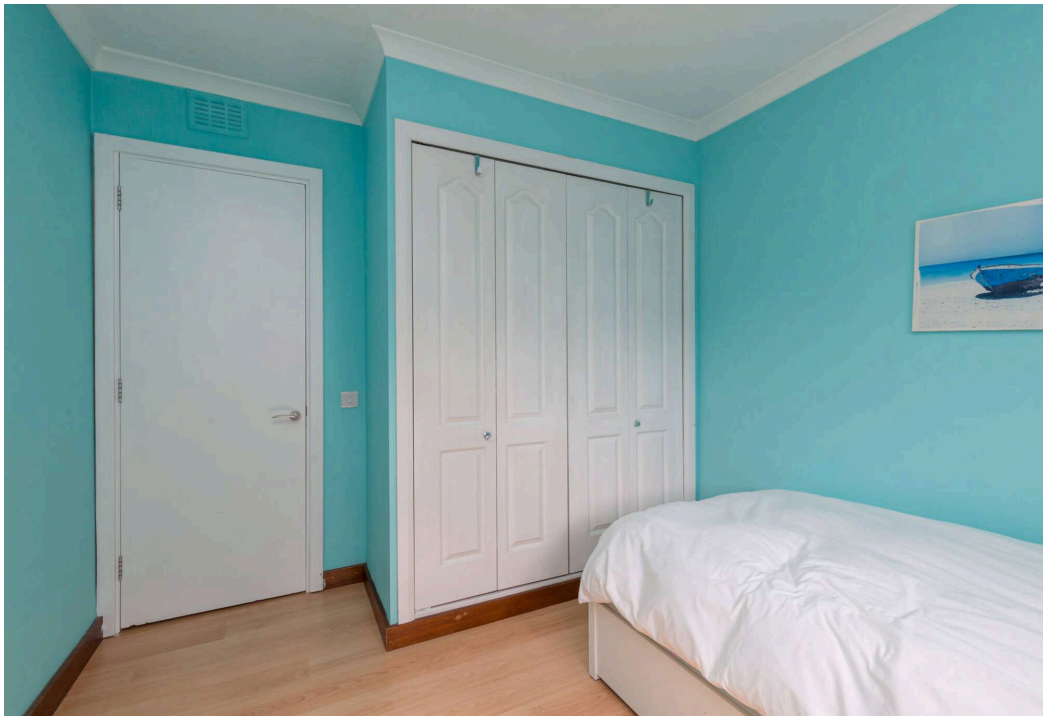
Factoring

The development is managed by Hacking and Paterson who maintain the communal gardens. The cost has varied and has ranged from approximately £380-£620 per quarter.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



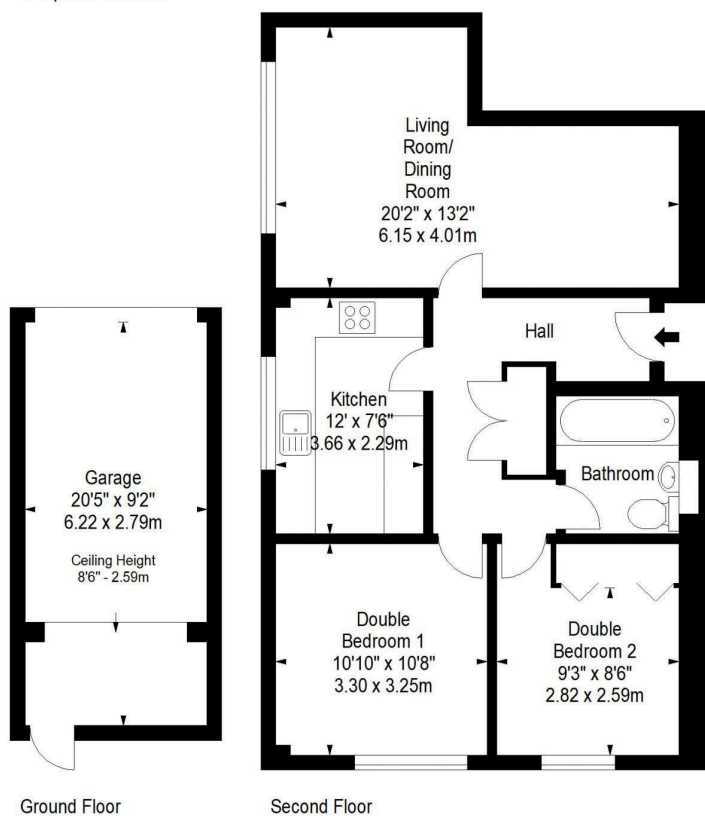
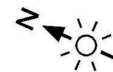




**Southbank Court,
Easter Park Drive,
Edinburgh,
Midlothian, EH4 6SH**



Approx. Gross Internal Area
699 Sq Ft - 64.94 Sq M
Garage
Approx. Gross Internal Area
190 Sq Ft - 17.65 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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