

campbell
smith



2/23 Barnton Avenue
West, Edinburgh,
EH4 6EB



- Generous second floor flat in popular retirement development
- 3 apartment flat currently a 1-bed with sitting room and dining room, has potential to re-configure to a 2-bed subject to obtaining the necessary permissions
- Set on the edge of the Royal Burgess Golf Course
- West facing bay window sitting room
- Breakfasting kitchen with appliances
- Double bedrooms with built-in mirror wardrobe
- Shower room
- Excellent storage/EWMH/Double glazing
- Guest bedroom available within complex
- Entryphone & Lift
- Part time on site sheltered housing manager (non resident)
- 24 hour monitored pull chord alarm system
- Unallocated resident's parking
- Communal landscaped gardens
- Age restrictions apply – please ask for details
- The purchaser(s) must be approved by Hanover Scotland Housing Association prior to purchase
- Photos & video shot in July 2023
- The for sale board on Whitehouse Road on land adjacent to this property refers to a development being built at the other end of Barnton Avenue West and not on the land where the board is erected

Fixed Price: £220,000



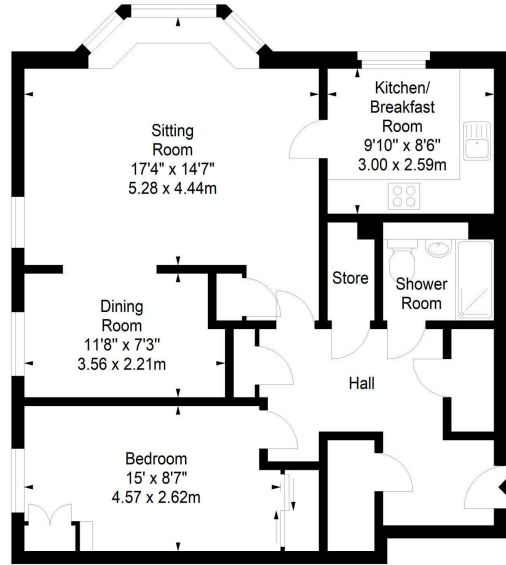




Barnton Avenue West,
Edinburgh,
Midlothian, EH4 6EB



Approx. Gross Internal Area
791 Sq Ft - 73.48 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Second Floor




21 York Place, Edinburgh, EH1 3EN
Tel: 0131 555 2999
Fax: 0131 555 5450
camsmith.co.uk

+ Extras
The fitted carpets & white goods in the kitchen are included. No warranty is given regarding the systems or any appliances

 Buses
Whitehouse Road - 47, 47B.
Queensferry Road - 16, 43, N43

 Shops
Scotmid on Whitehouse Road,
Davidson's Mains, Gyle Shopping
Centre

 Schools
Cramond PS, St Andrews Fox Covert
RC PS, The Royal High Secondary
School, St Augustine's RC HS

 Parking
Unallocated residents & visitors parking

 Council Tax Band - E

 EPC - C

 Factor
Hanover Scotland Housing Association manage the facility. The monthly fee is currently £327 pm covering block building insurance, garden maintenance, heating & cleaning of communal areas & the housing managers

 Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.