

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 prior to purchaser
- 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

Offers Over : £195,000



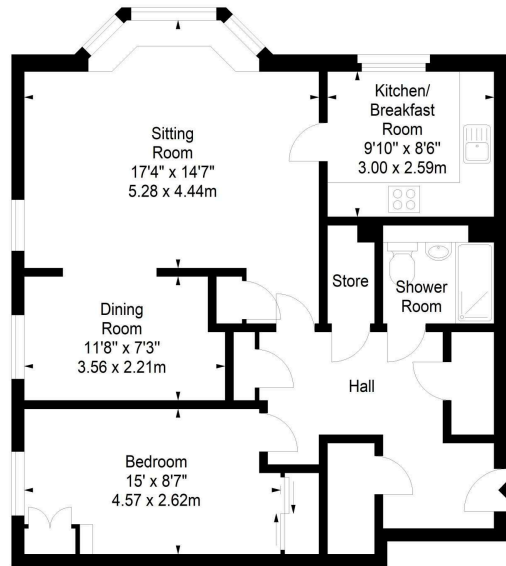




Barnton Avenue West,
Edinburgh,
Midlothian, EH4 6EB



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



Second Floor



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

Fior Asset & Property £303.30 per month
renewable, covering manager costs, building
insurance, communal cleaning and
maintenance, lift maintenance etc



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.



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camsmith.co.uk