

COULTERS<sup>©</sup>

# 39/3 BARNTON AVENUE WEST

BARNTON, EDINBURGH, EH4 6DF

 3 BED  3 BATH  2 PUBLIC



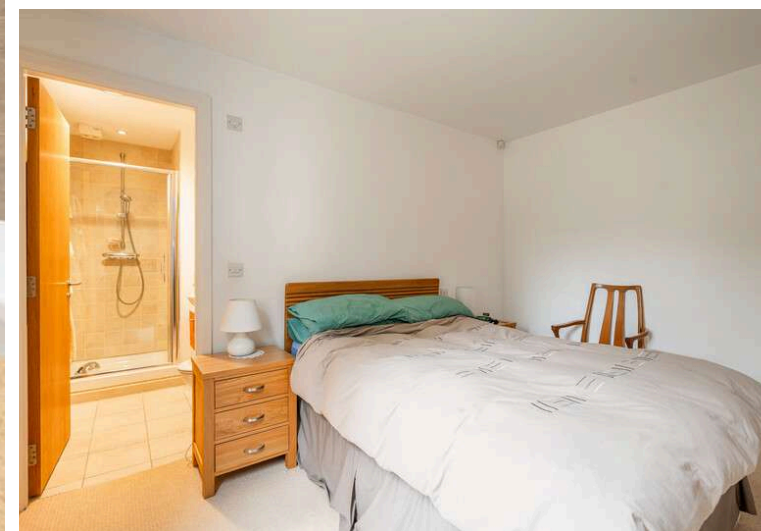
## TAKE A LOOK INSIDE

At the end of a tree-lined street of exclusive homes, 39 Barnton Avenue West is a modern development with a peaceful, leafy setting just a short drive from Edinburgh's city centre.

The apartment itself has a first floor position and offers bright and well-presented accommodation. Providing the perfect space for entertaining, there is both a spacious living room and dining room which is separated by a feature wall with fireplace. The kitchen area is well-designed with integrated appliances that include a hob, oven, grill, fridge freezer and dishwasher. There are two balconies, both with a desirable south facing aspect, one off the kitchen and the other accessible from both the main bedroom and dining room. The main bedroom, also benefits from an en suite shower room and a generous walk-in wardrobe. Two further double bedrooms, one with en suite and each with their own built-in wardrobes, are situated off the central hall, along with the main bathroom, utility room and storage cupboards. The property is fitted with double glazing and gas central heating.

## KEY FEATURES

-  First floor apartment in modern development
-  Factored development with lift access
-  Exclusive address in leafy setting
-  3 bedrooms, two with en suites
-  Garage and allocated parking space
-  Local shops just a short walk away



The building benefits from a comfortable lobby, lift access and video entry system. An allocated parking space and private single garage are situated within a secure, gated car park with intercom system. There are well-kept communal grounds with mature trees, shrubs and paved seating area, all of which is shared amongst residents. The development is managed by a residents' committee for a cost of approximately £250 per month which includes buildings insurance and lift maintenance.

## EXTRAS

All curtains, blinds, light fittings, fitted flooring and appliances are included in the sale price. Other items may be available subject to separate negotiation.



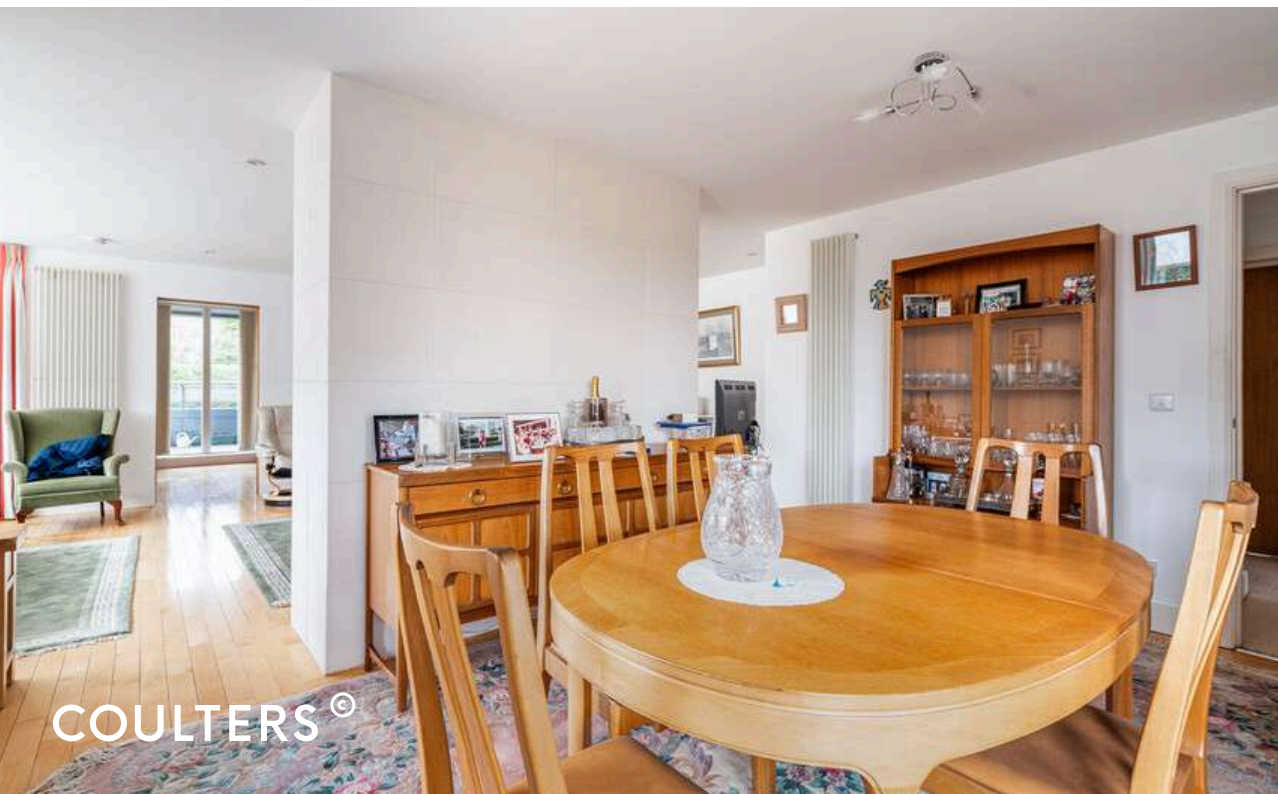


## THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Gardens and Corstorphine Hill. Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking.

There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club. For daily shopping needs Davidson's Mains has a wealth of retailers within walking distance including a Tesco, pharmacy, post office, and bakery with other choices available on Whitehouse Road. Larger shopping requirements are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craighleith Retail Park.

Well-regarded local schooling includes Cramond Primary School and The Royal High School, and it is perfectly situated for some of Edinburgh's finest private schools including Erskine Stewart's Melville Schools, Cargilfield Prep School, and St George's School. An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.







FIRST FLOOR

39/3 BARNTON AVENUE WEST, EDINBURGH, EH4 6DF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,832 SQ FT / 170 SQ M  
DECKS 168 SQ FT / 13 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.