

COULTERS®

FLAT 4, 9 BARNTON AVENUE WEST

BARNTON, EDINBURGH, EH4 6DF

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set behind secure gates with beautifully landscaped grounds to the front, Flat 4, 9 Barnton Avenue West forms part of an exclusive development of just 11 luxury apartments within a newly constructed, energy efficient building.

The prestigious development enjoys a tranquil setting in the highly desirable area of Barnton, close to some of Edinburgh's finest golf courses and the picturesque coastline at Cramond. Edinburgh Airport, the M8, M90 and M9 are all within easy reach.

KEY FEATURES



Exceptional ground floor apartment in exclusive development.



Three double bedrooms, two with ensembles.



Generous open plan kitchen/dining/living space.



Private south facing terrace and landscaped communal grounds.



Allocated parking space and communal electric chargers.



Peaceful location within highly desirable area of Edinburgh.

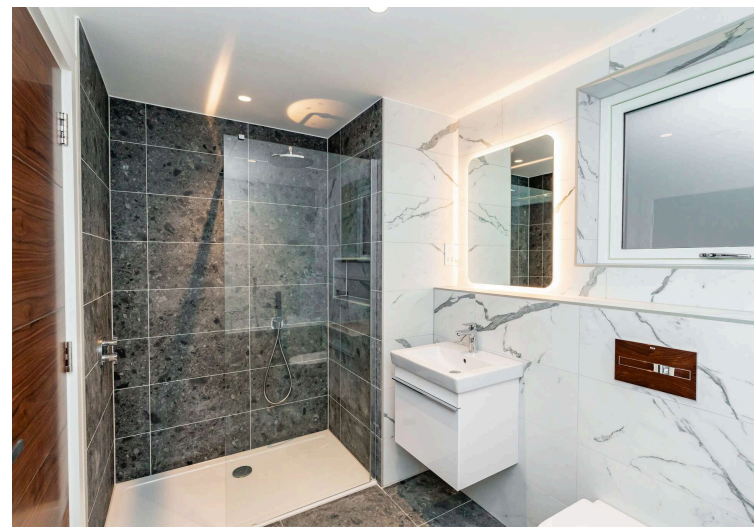


EPC Rating - B



Council Tax Band - H





Positioned on the ground floor, Apartment 4 is accessed via an elegant shared vestibule featuring letter boxes, a smart parcel unit and Video entry system to control the electric gate, pedestrian gate and main entrance door into the vestibule.

A spacious entrance hall with three storage cupboards leads to a stunning open-plan kitchen/dining/ living area with full-height south-facing windows which flood the space with natural light. A door leads out onto the private terrace - perfect for alfresco dining and relaxation. The kitchen, designed by Kitchens International, boasts a Silestone worktop and premium Siemens integrated appliances.

The principal bedroom suite offers a luxurious bathroom with separate shower enclosure and a generous dressing room with bespoke storage.





Bedroom 2 includes an ensuite shower room and fitted wardrobe, while bedroom 3 provides flexibility as a guest room or home office. A utility room and shower room complete the layout.

To the front of the apartment, accessible from living space, is a private covered terrace and there is a further patio to the front of the principal bedroom.

An allocated parking space is situated to the front of the building and there are 4 visitor spaces and communal electric car chargers. A private, secure cupboard, large enough to store a bike, is situated in the garage block.

Heating is provided by an air source heat pump, complemented by double-glazed windows and enhanced insulation.

EXTRAS

Timber flooring is fitted in the hall and living areas, with underlay ready for your choice of carpet in the bedrooms. All bathrooms have underfloor heating.

Siemens appliances are included, along with a washing machine and tumble dryer in the utility. A Vent Axia system ensures fresh air circulation throughout. Buyers also receive a complimentary interior design consultation with Jeffrey Interiors.

The development has fibre connectivity with WiFi boosters installed throughout the apartment to ensure full internet coverage.







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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 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 everyday essentials, Barnton is served by convenience stores, a post office, pharmacy whilst a Starbucks and Herringbone restaurant are brand new to the area. More extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craighleith Retail Park or The Gyle Shopping Centre.

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.

FACTOR

The factors are Taylor & Martin with annual costs approximately £1,500 inclusive of buildings insurance.



**NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY**

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.