



Solicitors & Estate Agents



Offers Over

£210,000

2/33 Barnton Avenue West

Barnton | Edinburgh | EH4 6EB

Neilsons are delighted to present this well-proportioned two-bedroom first-floor flat, forming part of a popular retirement development in the highly sought-after district of Barnton. Ideally positioned close to excellent local amenities and convenient transport links, the property offers comfortable and secure living within a welcoming community setting. Internally, the flat has been thoughtfully upgraded throughout and is presented in true move-in condition, making it an ideal turnkey opportunity for prospective purchasers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Unallocated Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation begins with a welcoming entrance hallway, benefiting from two generous storage cupboards, providing excellent practicality and additional household storage. The bright and spacious reception room enjoys a dual-aspect outlook, including a charming bay window overlooking the beautifully maintained communal gardens. Finished with carpeting, the room offers an attractive and relaxing living space with ample room for both lounge and dining furniture. The contemporary kitchen has been stylishly modernised with sleek high-gloss wall and base units, complemented by integrated appliances for a streamlined finish. Metro-style tiling to the splashback areas adds a modern touch while creating a practical and attractive cooking environment. The principal bedroom is a spacious double room featuring fitted carpeting, a decorative wallpaper feature wall, and generous space for freestanding bedroom furniture. The second bedroom is a smaller double, also finished with carpeting and neutral décor, and benefits from built-in storage, making it suitable for guests, hobbies, or a study area. Completing the accommodation is a modern shower room fitted with a two-piece white suite set within vanity storage units. A walk-in shower cubicle with built-in seating and a Mira electric shower provides both convenience and accessibility.



This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

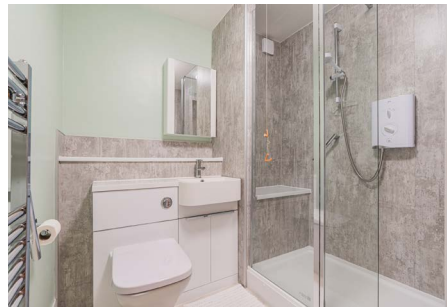
Development

Further benefits include lift access to all floors, emergency pull-cord assistance systems in every room, double glazing, and an electric heating system throughout. The development is exclusively available to residents aged 60 and over, although only one resident is required to meet the age criteria. A monthly factoring fee of approximately £300 is payable to Fior Asset and Property. Fior's services include an on site Manager Monday to Friday 09:00 to 12:30.

Externally, the property is set within impressive communal garden grounds and benefits from unallocated residents' parking. Residents can also enjoy excellent shared facilities within the development, including beautifully maintained gardens and a welcoming communal lounge area, fostering a strong sense of community and convenience.

Viewing

By appointment through Neilsons (0131 625 2222)





Location

2/33 Barnton Avenue West is situated within the popular residential area of Barnton, to the north-west of Edinburgh. The property is ideally placed for those seeking a peaceful residential setting while remaining within easy reach of the city centre and a wide range of everyday amenities.

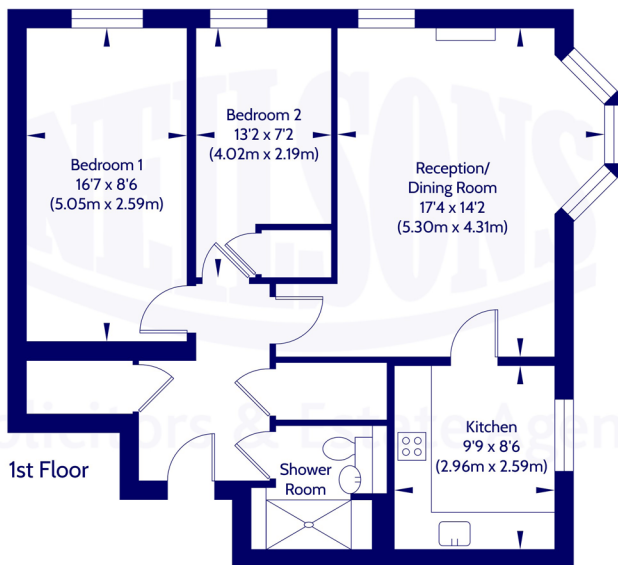
There are excellent local shopping facilities nearby, with a choice of supermarkets, convenience stores, cafés and other services available in the surrounding area. The nearby Davidson's Mains provides further amenities, including independent shops, cafés, restaurants and professional services, while The Gyle and Craighleith Retail Park offer a broader selection of shops and larger supermarkets. The area is particularly well suited to those looking for convenient transport connections, with regular bus services providing access to Edinburgh city centre and surrounding areas. There are also excellent road links to the City Bypass, Edinburgh Airport and the wider motorway network. For those who enjoy outdoor pursuits, there are a number of pleasant walks and green spaces nearby, including Cramond and the River Almond, while the open countryside and coastline around South Queensferry are also readily accessible.

With its established residential surroundings, excellent amenities and convenient transport links, Barnton offers a desirable setting for retirement living, combining a quieter environment with easy access to everything required for day-to-day life.





Approx. Gross Internal Floor Area 67 Sq M / 721 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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