



Offers Over

**£365,000**

## 86/6 Barnton Park View

Barnton | Edinburgh | EH4 6HJ

An exceptionally spacious and beautifully presented top floor flat, forming part of a well-maintained development in the highly regarded Barnton area. Enjoying open views towards the golf course, this bright and flexible home offers generous accommodation, excellent storage, and a private garage.

-  3 Bedrooms
-  2 Reception rooms
-  2 Bathrooms
-  Shared gardens
-  Garage and parking
-  EPC Rating – C
-  Council Tax Band – G



## Description

Entered via secure video entry, the property is quietly positioned on the second floor with a wide and welcoming hallway giving access to all rooms. The elegant dual-aspect reception room has a bay window and lovely outlook. A second reception room or formal dining room opens to a private covered south-facing balcony. The kitchen/breakfast room is fitted with classic shaker-style units and integrated appliances including oven, hob, hood, microwave, fridge freezer, dishwasher and washing machine. The principal bedroom is a generous double with built-in wardrobes and en-suite shower room. A second double bedroom also benefits from built-in wardrobes and views to the golf course. The third bedroom, accessed from the hallway and via sliding doors from the reception room, offers excellent versatility as a bedroom, study or snug. The spacious family bathroom has a white three-piece suite and over-bath shower. There is superb storage including a walk-in cupboard, large shelved cupboard and access to a substantial floored attic. Gas central heating and full double glazing are installed.



## Extras

The aforementioned kitchen appliances are included in the sale along with all fitted carpets and floor coverings, curtains, blinds and light fittings. Items of furniture are available to be included by separate negotiation.

## Gardens, Garage and Factor

The property benefits from access to attractively landscaped communal grounds with a wide south-facing lawn and mature trees. A private single garage with power, lighting, water supply and remote control electric door is included. Further benefits include a bin store and ample free on-street parking. The property is factored by James Gibb with a monthly charge of approximately £176.

## Viewing

By appointment through Neilsons on 0131 625 2222.





## Location

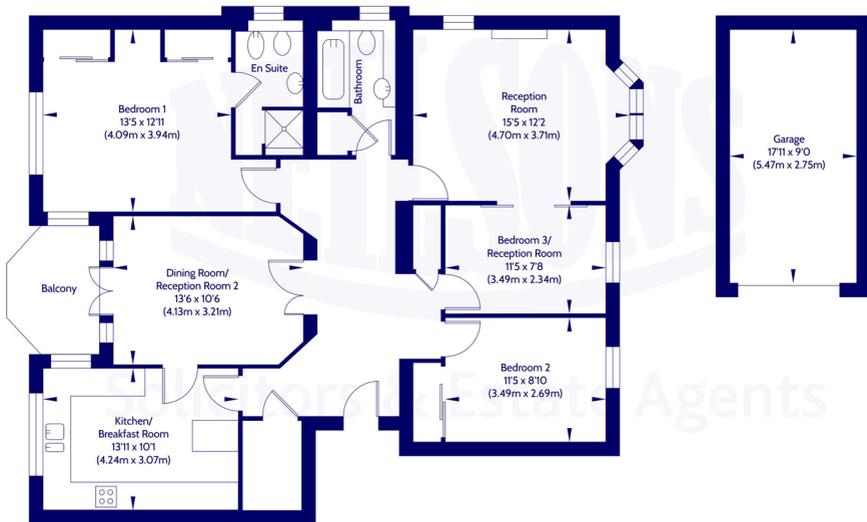
Barnton is one of Edinburgh's most prestigious residential neighbourhoods, known for its peaceful setting, attractive surroundings and strong sense of community. The property is ideally positioned within easy walking distance of excellent local amenities including a Tesco Metro, post office, pharmacy, wine merchant, bakery and coffee shop. A new Starbucks and a branch of the popular neighbourhood brasserie Herringbone have recently opened nearby, adding to the area's appeal. Further retail options can be found at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine. The area is well served by highly regarded schools from nursery through to senior level, with a choice of private schools also within easy reach. Barnton offers superb leisure opportunities with nearby golf courses including the Royal Burgess and Bruntsfield Links, as well as Drum Brae Leisure Centre. Scenic coastal walks along the Cramond and Silverknowes foreshore are also close at hand. Regular bus services connect the area to the city centre and surrounding districts, while the City Bypass and Queensferry Crossing provide convenient links to Edinburgh Airport, Fife and the wider motorway network.





Approx. Gross Internal Floor Area 112.16 Sq M / 1207 Sq Ft.

## Second Floor



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.



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