



Flat 2, 30 Barnton Grove
Barnton, EH4 6EJ

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms (One en-suite)
- Bathroom
- Communal Front & Rear Gardens
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



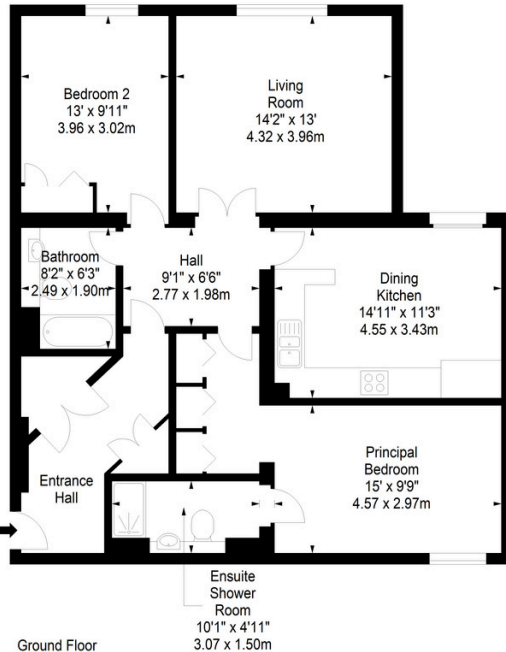
This attractive ground-floor flat is located in the highly desirable area of Barnton. It benefits from close proximity to local amenities and excellent public transport connections to the city centre and surrounding areas. The city bypass is also conveniently within easy reach. This bright and airy property features a welcoming entrance hall, a generously sized living room, and a stylish separate kitchen/dining area. There are two well-proportioned double bedrooms, including one with an en-suite, along with a modern bathroom fitted with a shower over the bath. Externally, residents can enjoy a well-maintained communal garden to the front and rear, as well as access to a private car park offering off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and fitted floor coverings, blinds curtains, cooker, oven, hob, hood, fridge-freezer, dishwasher and washing machine. Other items may be available by separate negotiation. There is a factoring fee payable to Charles Whyte of approx. of. £140 per month.



Barnton Grove,
Edinburgh,
Midlothian, EH4 6EJ



Approx. Gross Internal Area
1026 Sq Ft - 95.32 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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