



77/20, BARNTON PARK VIEW

Barnton, Edinburgh EH4 6EL



1

Public Room



2

Bedrooms



1

Bathroom

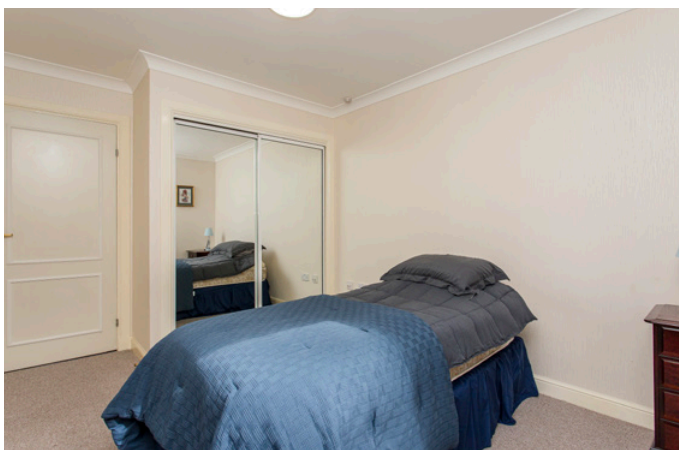


77/20, BARNTON PARK VIEW

Set on the first floor of an established retirement development in sought-after Barnton, this well-proportioned two-bedroom flat enjoys leafy outlooks over beautifully maintained shared gardens. The accommodation includes a bright living and dining room, where an elegant fireplace and broad bay window create an inviting focal point. A separate fitted kitchen is equipped with integrated appliances, while both bedrooms benefit from built-in wardrobes. Completing the home is a practical shower room and excellent hallway storage. Residents also enjoy lift access, a striking glazed communal lounge, landscaped grounds, and private residents' parking, all within easy reach of local amenities and transport links. Please note: Residents must be 60 or older. If a couple, one must be 60-plus and the other 55-plus.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Two-bedroom retirement flat
- Sought-after Barnton location
- Leafy shared-garden outlook
- Bright living and dining room
- Broad feature bay window
- Elegant focal-point fireplace
- Separate well-appointed kitchen
- Two bedrooms with built-in wardrobes
- Practical shower room
- Excellent internal storage
- Electric heating and double glazing
- Lift access and glazed communal lounge







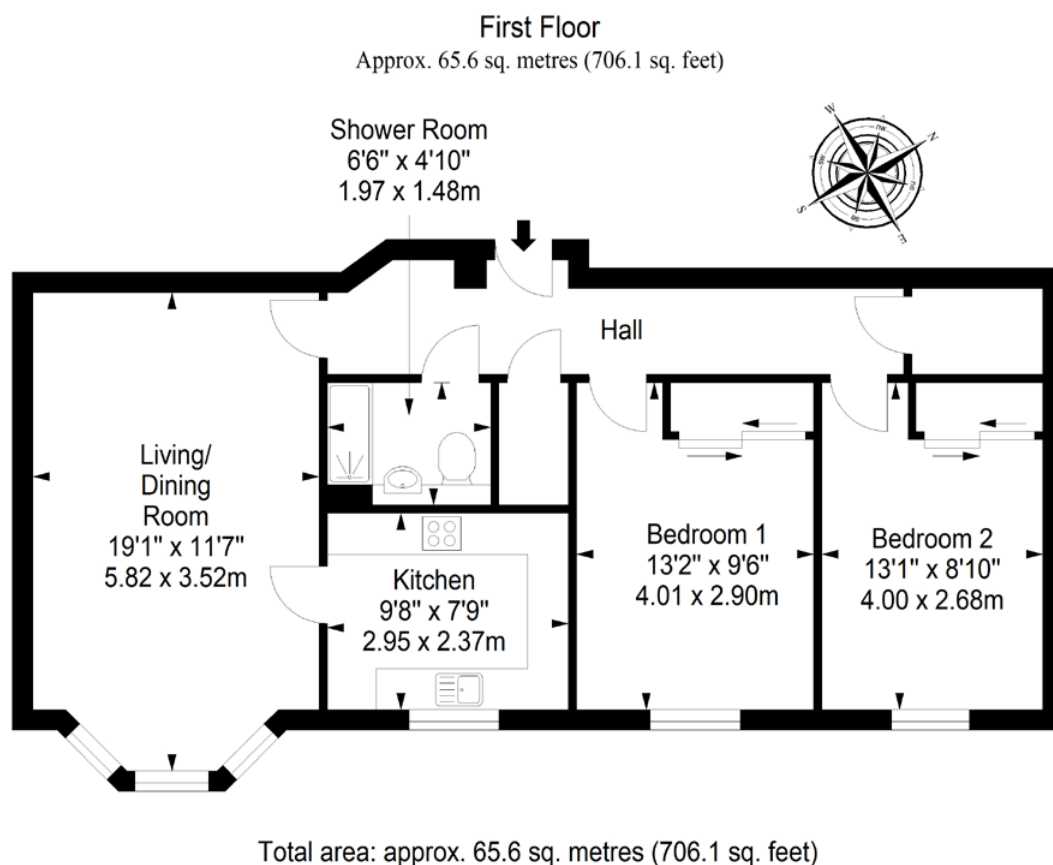
Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

Factor: The factor is managed by Myreside Management, 3 Dalkeith Road Mews, Edinburgh EH16 5GA, at an approximate monthly cost of £195.00.



BARNTON

Just a few miles from the city centre, the highly sought-after residential area of Barnton promises the very best of both worlds: a tranquil green setting with excellent transport links and local amenities. For everyday essentials, Barnton is served by convenience stores, a post office, and a pharmacy, while more extensive shopping facilities can be found in neighbouring Corstorphine or at nearby retail parks, such as Craigmile Retail Park or The Gyle Shopping Centre. Residents of Barnton are spoilt for choice when it comes to outdoor activities: from bracing strolls at Cramond Beach or riverside walks along the River Almond, to woodland trails and wildlife-watching in Hillwood Park. Drumbrae Park is home to Drumbrae Leisure Centre – a state-of-the-art sports and fitness hub with a pool, a gym, and fabulous views across the Firth of Forth. Furthermore, Barnton is surrounded by several prestigious golf courses, including Ravelston Golf Club, Bruntsfield Links, and the Royal Burgess Golfing Society. The area offers schooling at primary and secondary level, and allows swift access to the Queensferry Crossing, Edinburgh City Bypass, Edinburgh International Airport and the M8/M9 motorway network. It is also served by fantastic public transport links (bus and rail) for travelling across the city and beyond.



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