



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 27F Barntongate Terrace

Barnton, Edinburgh, EH4 8BT

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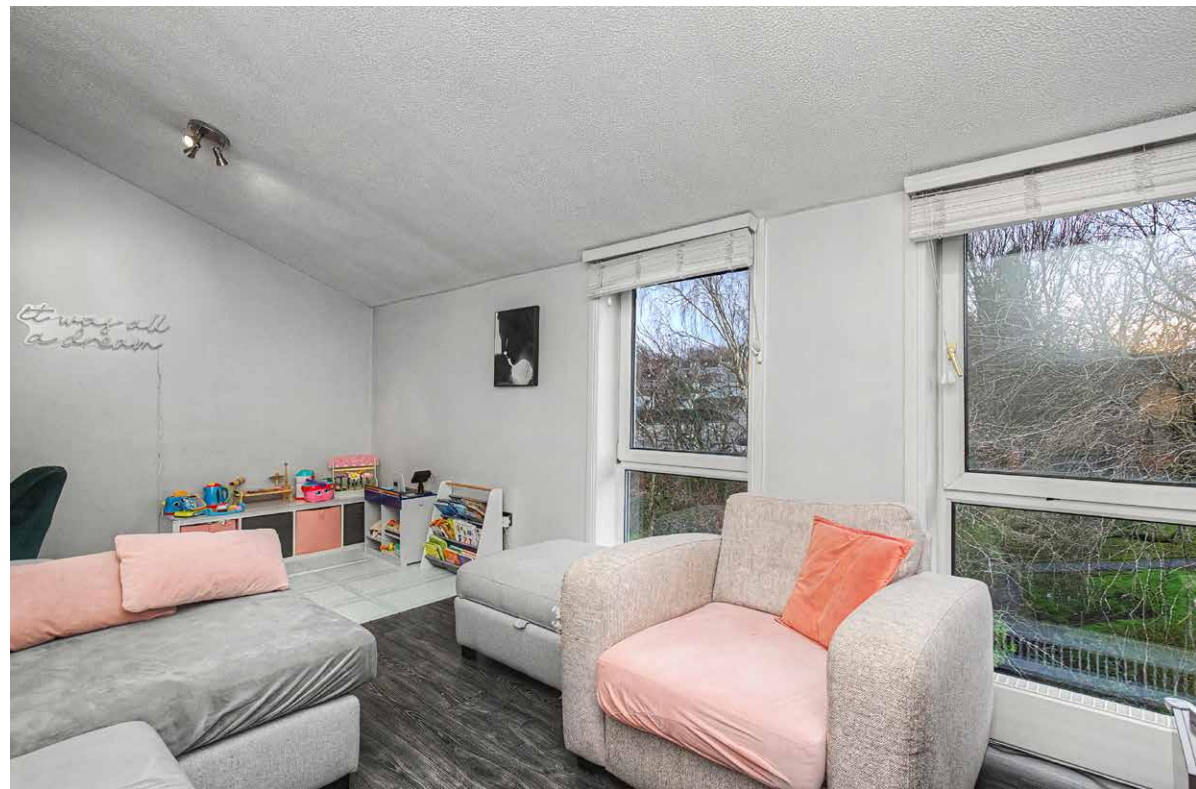
Welcome to a two-bedroom third-floor flat which is brought to market in excellent decorative order, providing buyers with a sought-after blank canvas. This charming home further benefits from a bright, southeast-facing aspect, as well as a monochrome-inspired breakfasting kitchen and an on-trend bathroom. It also boasts a private garage. Situated in Barnton, the property has a desirable location in the capital which will appeal to commuting professionals, couples, first-time purchasers, and small families alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (gas hob, extractor hood, and oven), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Factor: The factor is managed by Southfields Residents Association at an approximate yearly cost of £165.

## Property Summary

- Third-floor flat in move-in condition
- Part of an established residential development
- Situated in highly sought-after Barnton
- Secure telephone-entry system
- Welcoming hall with walk-in cupboard
- Southeast-facing living/dining room
- Modern breakfasting kitchen
- Double bedroom with built-in wardrobe
- Versatile second bedroom/office/nursery
- 3pc bathroom with overhead rainfall shower
- Large and well-maintained communal garden
- Private garage for secure parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £200,000







Southeast-facing living/  
dining room and a  
modern breakfasting  
kitchen







Double bedroom with  
built-in wardrobe,  
a versatile second bedroom  
and a 3pc bathroom with  
overhead rainfall shower





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**dream property!**



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

