



77/42 Barnton Park View
EDINBURGH, EH4 6EL

Retirement Style Apartment
Lovely Landscaped Communal Gardens
Off Road Parking, Lift Access, Communal Rooms
EPC: Band C
Council tax: Band D

A bright and well-proportioned first-floor retirement apartment situated within the highly sought-after Barnton Park View development. This elevated property enjoys a pleasant leafy outlook across the beautifully maintained shared gardens.

The development offers excellent facilities for residents, including a House Manager (available 7am–1pm), a 24-hour Careline service (with pull cords currently being upgraded to a digital system, excluding the shower room), a residents' lounge, lift access to all floors, and a guest suite located in Corstorphine for visiting family and friends.

Internally, the property comprises a spacious living room with a large front-facing window and direct access to the fitted kitchen, which provides a range of wall and base units. Motion-sensor lighting has been installed throughout the flat to enhance ease of living. The generous double bedroom features a full wall of fitted wardrobes, offering excellent storage. The shower room is conveniently located and includes a large walk-in shower for added accessibility. Electric heating and double glazing ensure a comfortable living environment, while the neutral décor throughout allows for immediate occupation.

This property is ideal for retirees seeking a secure, well-managed development in a popular and highly accessible area.

Agents' Note

Residents must be aged 60 or over. In the case of couples, one resident must be at least 60 years of age and the other at least 55.

The development is factored by Myreside Management Ltd at an approximate cost of £230 per month.

Factoring includes buildings insurance, the Careline system, lift maintenance and upkeep of the communal areas.

There is also a Barnton Park View Proprietors' Association, run by residents, which liaises with the factor, organises social events and encourages suggestions to enhance the development.

Location

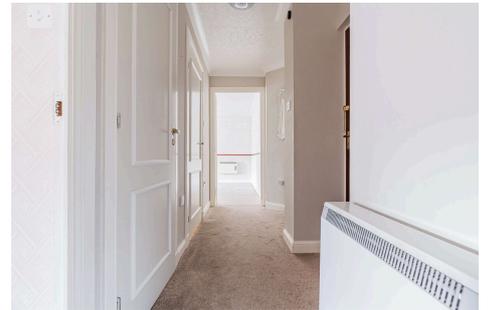
Barnton Park View is situated in the desirable Barnton area of north-west Edinburgh, with a bus stop located a short walk from the building. The area offers a selection of everyday shops within walking distance, while further amenities can be found along Queensferry Road, including a Tesco Metro, bakery, pharmacy and restaurants.

For more extensive shopping, Craighleith Retail Park provides a range of high street retailers, including Marks & Spencer and Sainsbury's. The property is also conveniently positioned for access to Edinburgh's City Bypass, connecting to the main motorway network, East and West Lothian, and the Queensferry Crossing linking to Fife and beyond.

The area is well regarded for its excellent schooling, including Davidson's Mains Primary School and The Royal High School, as well as its attractive outdoor spaces, with scenic walks available through Cammo Estate and along the banks of the River Almond. Regular public transport services operate to and from the city centre and surrounding districts.







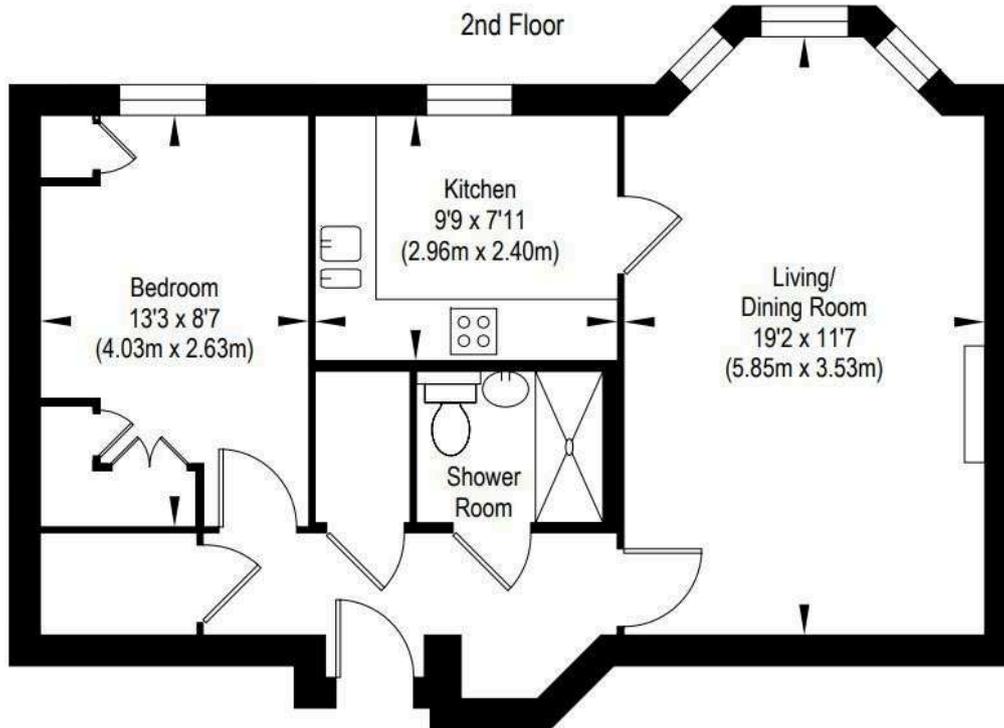






Approx. Gross Internal Floor Area 50 Sq M / 534 Sq Ft.

2nd 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 these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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