










Offers Over

£240,000

50 Barnton Court

Barnton | Edinburgh | EH4 6EH

A fantastic opportunity has arisen to acquire this well presented two bedroom flat, quietly situated within the highly regarded Barnton district. The property offers bright, well proportioned accommodation with a private balcony enjoying a pleasant open outlook and is complemented by the added benefit of a garage. Close to a range of local amenities, transport links, and green spaces this property is sure to appeal to first time buyers, professionals and downsizers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private balcony
-  Garage
-  EPC rating – F
-  Council tax band - D



Description

The accommodation which can be accessed via communal stairs or lift which takes you to the fourth floor, briefly comprises; welcoming entrance hallway, light and airy lounge/dining room with a sliding door to the balcony which has open views over the Royal Burgess golf course, and offers a perfect place to relax and dine in the warmer months, a fitted kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, two double bedrooms – one with a built in wardrobe and both enjoying views to the Pentlands, and a bathroom with a crisp white suite and shower over the bath. The property further benefits from electric heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, washing machine and integrated fridge/freezer and dishwasher.

Gardens and Parking

There are beautifully maintained communal garden grounds, and the property has the convenience of a garage with up and over door, power and light. There is also ample residents parking.

Factoring

The communal areas and garden grounds are maintained by the Residents Association at a cost of approximately £137 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





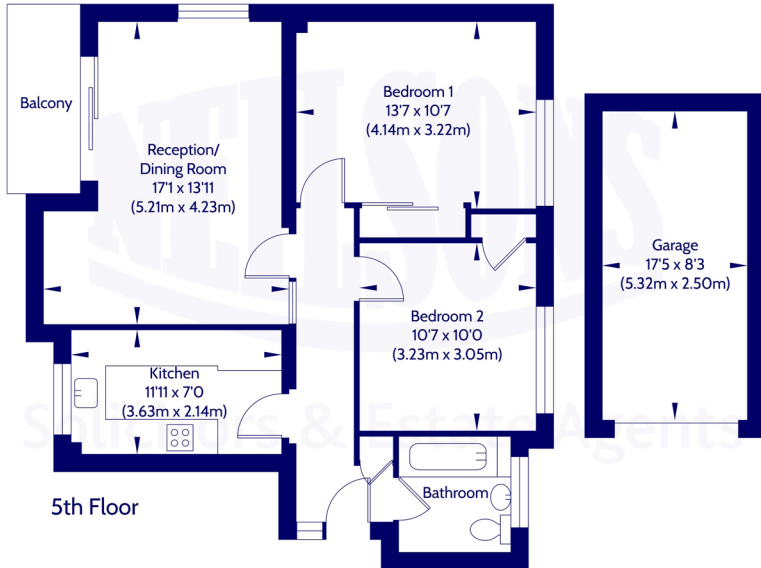
Location

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 Co-op, post office, pharmacy, wine merchant, bakery and coffee shop. A Starbucks and a branch of the popular neighbourhood brasserie Herringbone opened last year, 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 64 Sq M / 692 Sq Ft.



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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