



Flat 11  
Almond Court East  
Barnton  
Edinburgh  
EH4 6AZ



Expansive and immaculately presented three-bedroom dual aspect flat located on the third floor of a recently renovated factored apartment block, in the highly regarded residential area of Barnton. Having also undergone a full internal refurbishment, this superb property is brought to market in turnkey condition and is sure to appeal to growing families and downsizers alike. Viewing is highly recommended to appreciate the quality of light, space and accommodation on offer.

Entered via a secure entry system, the common areas are extremely well maintained and has the convenience of lift access. There is an entrance hall, which has two store cupboards, a bright, dual aspect sitting room, with views to the rear and with direct access to a large south facing balcony. The balcony affords lovely views over the surrounding area and towards the Pentland Hills.

The kitchen is of a high specification finished in matt white wall and base units, with complimentary worktops and splashbacks. The integrated appliances comprise of double oven, induction hob, extractor, fridge freezer, washing machine & dishwasher. There are three bedrooms, which are all double rooms and offer ample space for freestanding furniture. A fourth room which could be utilised as either a bedroom or formal dining room also benefits from balcony access. The family bathroom, which is beautifully presented with a four-piece suite completes the accommodation on offer.

#### Externally

All residents of the building have use of a spectacular shared garden which is well maintained and includes vast areas of lawn with well stocked shrub flower and small tree beds. The property also boasts a private single underground garage, parking and private outside store which can be found at basement level.



3



1



2





















Barnton is a desirable residential area, with convenient local shopping and restaurants on Whitehouse Road, Davidson's Mains, supermarkets in Corstorphine and Craigeith retail park, with further extensive retail shopping to be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. Well regarded local schooling is available at Davidson's Mains and Fox Covert primaries, along with The Royal High and St. Augustine's. Recreational facilities within the area include the Drumbrae Leisure Centre, the exclusive David Lloyd Gym, the Cramond shore, Corstorphine Hill, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as well as a number of golf courses. This west-of-city location allows for quick access to the city bypass and further motorway network, Edinburgh Airport and the Forth crossing.

**EPC Band- E**

**Council Tax Band- F**

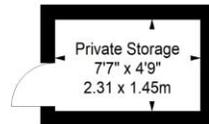
**Factor-**

The development is maintained and factored by James Gibb with a quarterly fee of approx. £600 payable that covers management fees, block building insurance, maintenance of communal areas and sinking fund. Extras are added as and when required.

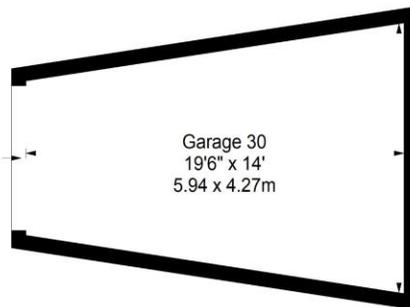
Almond Court East,  
Braehead Park,  
Edinburgh,  
Midlothian, EH4 6AZ



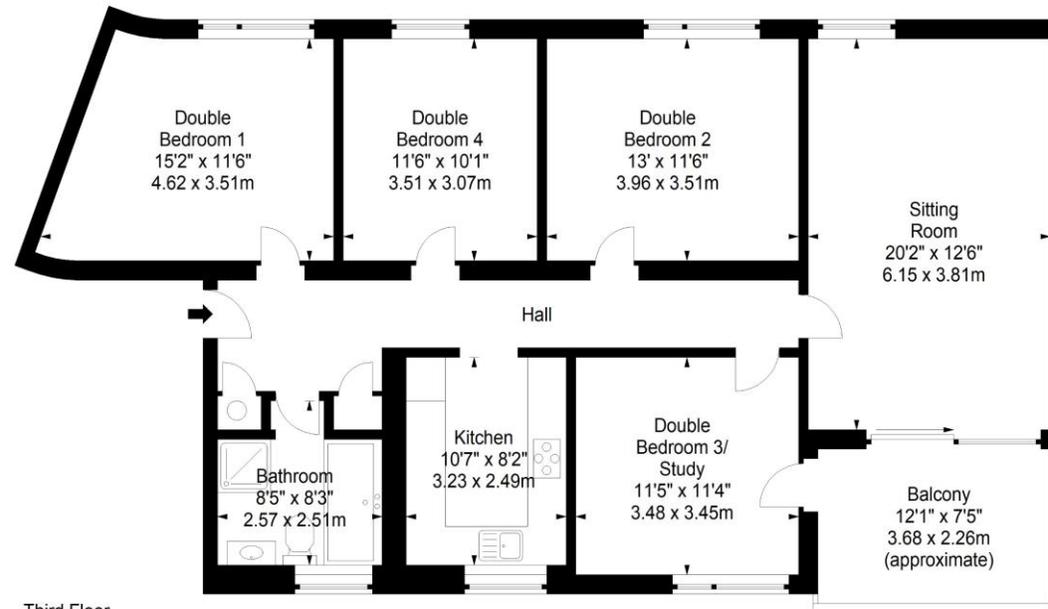
Approx. Gross Internal Area  
1177 Sq Ft - 109.34 Sq M  
Garage & Private Storage  
Approx. Gross Internal Area  
251 Sq Ft - 23.32 Sq M  
For identification only. Not to scale.  
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Basement



Basement



Third Floor



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.



