

COULTERS®

FLAT 43, 77 BARNTON PARK VIEW

BARNTON, EDINBURGH, EH4 6EL

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With a leafy setting in the sought after area of Barnton, to the west of Edinburgh's city centre, this one bedroom flat forms part of a managed retirement development. Situated on the second floor, the apartment, which is south west facing, has a particularly bright and sunny aspect with a pleasant outlook over the grounds. The building benefits from a comfortable lobby, lift access and secure entry system. A duty manager is on site during the day from Monday to Friday and there is an Astraline telecare/careline system with pullcords throughout the property. Social events are regularly arranged within the development and there is an active residents' committee.

The flat itself has been well looked after and comprises: a bay windowed living room with electric fire; fitted kitchen with integrated oven, hob and extractor fan; good sized double bedroom with built in mirrored wardrobe; three piece bathroom suite with overhead shower; and a large storage cupboard off the hall.

KEY FEATURES

 One bedroom flat in retirement development

 Very well-kept communal grounds

 Close to bus stop with services into city centre

 Double bedroom with built-in wardrobe

 Residents and visitors parking

 Shop, pharmacy & post office a 5 minute walk



The property is fitted with double glazing and electric storage heaters.

There is a residents' car park with a separate area for visitors parking by the entrance to the development. Well-kept communal grounds surround the building and feature mature trees, shrubs and plenty of benches to sit and enjoy the outdoors.

The building is factored by Hanover (Scotland) Housing Association for a quarterly cost of roughly £624 which includes buildings insurance.



THE LOCAL AREA

Barnton is a prestigious residential area to the north-west of Edinburgh's City Centre. Residents enjoy wonderful green spaces with opportunities for peaceful walks including those at the historic Cammo Estate, Lauriston Castle and Gardens and Corstorphine Hill. Cramond Conservation Village and Silverknowes boast a scenic promenade along the foreshore ideal for cycling, running, and walking. There is tennis at the Barnton Park Tennis Club and keen golfers will love the proximity to The Bruntsfield Links Golf Club, and The Royal Burgess Golf Club. For daily shopping needs there is a ScotMid, pharmacy & post office on Whitehouse Road. Larger shopping requirements are met by a Waitrose at Comely Bank, and Sainsbury's and Marks and Spencer at Craighleith Retail Park. An excellent bus service within walking distance takes you swiftly into the City Centre, and it is close to the City Bypass, Edinburgh International Airport, and The Queensferry Crossing.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price.

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



SECOND FLOOR

FLAT 43, 77, BARNTON PARK VIEW, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 537 SQ FT / 50 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.