



**22/18 Barnton Grove,
Edinburgh, EH4 6EJ**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

IMMACULATE

ONE BEDROOM, SECOND FLOOR FLAT



This immaculate, one bedroom, second floor flat is set within a modern development in the sought after Barnton area of Edinburgh, close to excellent local amenities, a short drive to the Gyle shopping centre, Cramond beach and good transport links. The property has been well maintained and is decorated in neutral tones and is in walk-in condition. There is a well-kept communal entrance stair, with a lift to all floors. The accommodation consists of an entrance hallway, with excellent storage and an entry phone, a bright and spacious dining lounge, with double aspect glazing and French doors, with a Juliet balcony, flooding the room with natural light. There is a modern kitchen, with a good range of fitted units and integrated appliances, a double bedroom, with fitted wardrobes, a nice leafy outlook and a very smart ensuite bathroom, with a separate bath and shower cabinet, attractive tiling and vanity unit. There is also a very nice w.c. The development benefits from attractive communal garden grounds and there is an allocated parking space.

- Communal stair and entry phone
- Hall with storage
- Dining lounge
- Double bedroom with ensuite
- W.C.
- Double glazing
- Gas central heating
- Communal grounds
- Allocated parking space
- EWS1 - A1 Rating





BARNTON

The property is situated in a prime residential area of Barnton which is well served by local retailers including a post office, chemists, Scotmid, Tesco metro, wine merchant, coffee shop and bakers. Specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The property is in the catchment area for reputable schooling from nursery to senior levels. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae leisure centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City. The area is well placed for the commuter and is well served by the local public transport system with frequent links to the City Centre and surrounding areas. The City Bypass and Forth Road Bridge are also both within easy travelling distance offering links to Fife, Glasgow and East and West Lothian.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine and dishwasher are included in the sale (no warranties given). Some furniture available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£250,000

EPC Rating

B









