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## 29/6 Barnton Grove

Barnton, Edinburgh, EH4 6EQ



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## Property Summary

For those aged 55 years and over, this first-floor retirement flat forms part of an iconic C-listed building (1895) and former hotel, converted to luxury standards by McCarthy and Stone. The two-bedroom property enjoys attractive neutral interiors and modern finishings throughout, including a quality kitchen and two bathrooms. It is brought to market in true move-in condition, and offers a convenient setting in prestigious Barnton, close to bus links, the local golf course, and amenities.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

## Features

- A luxury first-floor retirement flat
- Part of a desirable retirement development
- Situated in sought-after Barnton
- Secure shared entrance and a lift service
- Communal hallway with seating area
- Careline alarm service for peace of mind
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Modern kitchen with integrated appliances
- Two bright and airy double bedrooms
- Quality three-piece en-suite shower room
- Family bathroom with overhead shower
- Well-kept communal garden grounds
- Private allocated residents' parking
- Gas central heating and double glazing
- EPC - B

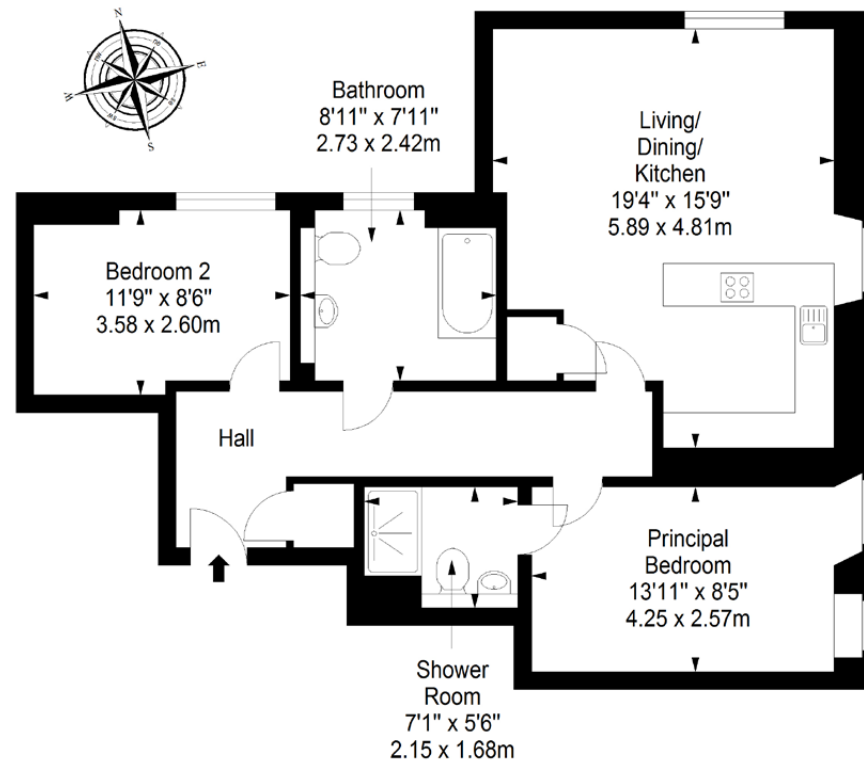




# Floorplan

## First Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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