

# 77/39 Barnton Park View

BARNTON, EDINBURGH, EH4 6EL



*TWO-BEDROOM SECOND-FLOOR APARTMENT  
FORMING PART OF A WELL-MAINTAINED  
RETIREMENT DEVELOPMENT*



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McEwan Fraser is delighted to present this two-bedroom second-floor apartment forming part of a well-maintained retirement development in the highly sought-after Barnton area of Edinburgh. The property has double glazed windows and electric heating and offers spacious, well-maintained accommodation with excellent storage. The development includes residents parking and beautifully tended gardens. The well-maintained common areas are managed by a part-time house manager and there is a residents conservatory lounge and lift access to all floors. The building is factored by Hanover Scotland with an age restriction of 60 years old, however a partner may be 55 years of age. The property can be purchased by anyone if the resident(s) who will live there meet the age criteria.

The accommodation includes an entrance hallway with two deep storage cupboards, a well-proportioned living room with neutral décor, bay window and fireplace, fitted kitchen with plenty of storage and space for a full range of appliances, two ample double bedrooms with integrated storage; and finally, a shower room which has been refinished to an excellent standard.

Early internal viewing of this lovely apartment is essential to fully appreciate both the generous accommodation on offer and the unique setting of this lovely retirement community.

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# the kitchen







**bedroom 1**







**bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Lounge	5.85m (19'2") x 3.51m (11'6")
Kitchen	2.97m (9'9") x 2.36m (7'9")
Shower Room	1.95m (6'5") x 1.46m (4'9")
Bedroom 1	4.01m (13'2") x 2.90m (9'6")
Bedroom 2	4.01m (13'2") x 2.64m (8'8")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>

EPC Rating: C





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Barnton is located approximately 2 miles to the west of Edinburgh and offers easy access into the city centre in addition to a range of local shops close by at Whitehouse Road and on Queensferry Road.

There is also a Tesco supermarket and Post Office at Davidson's Mains, and large Sainsbury's and Marks & Spencer supermarkets just a little further afield at Craighleith Retail Park. There are local primary and secondary schools along with private schools including Cargilfield which is located a very short walk from the house.

For nature lovers, there are some lovely walks and running trails within easy reach at Corstorphine Hill and there is a footpath along the nearby River Almond which leads down to the shore at Cramond. The property also offers easy access west by car to Edinburgh Airport and the Edinburgh City By-Pass which gives access to the central Scotland motorway network.



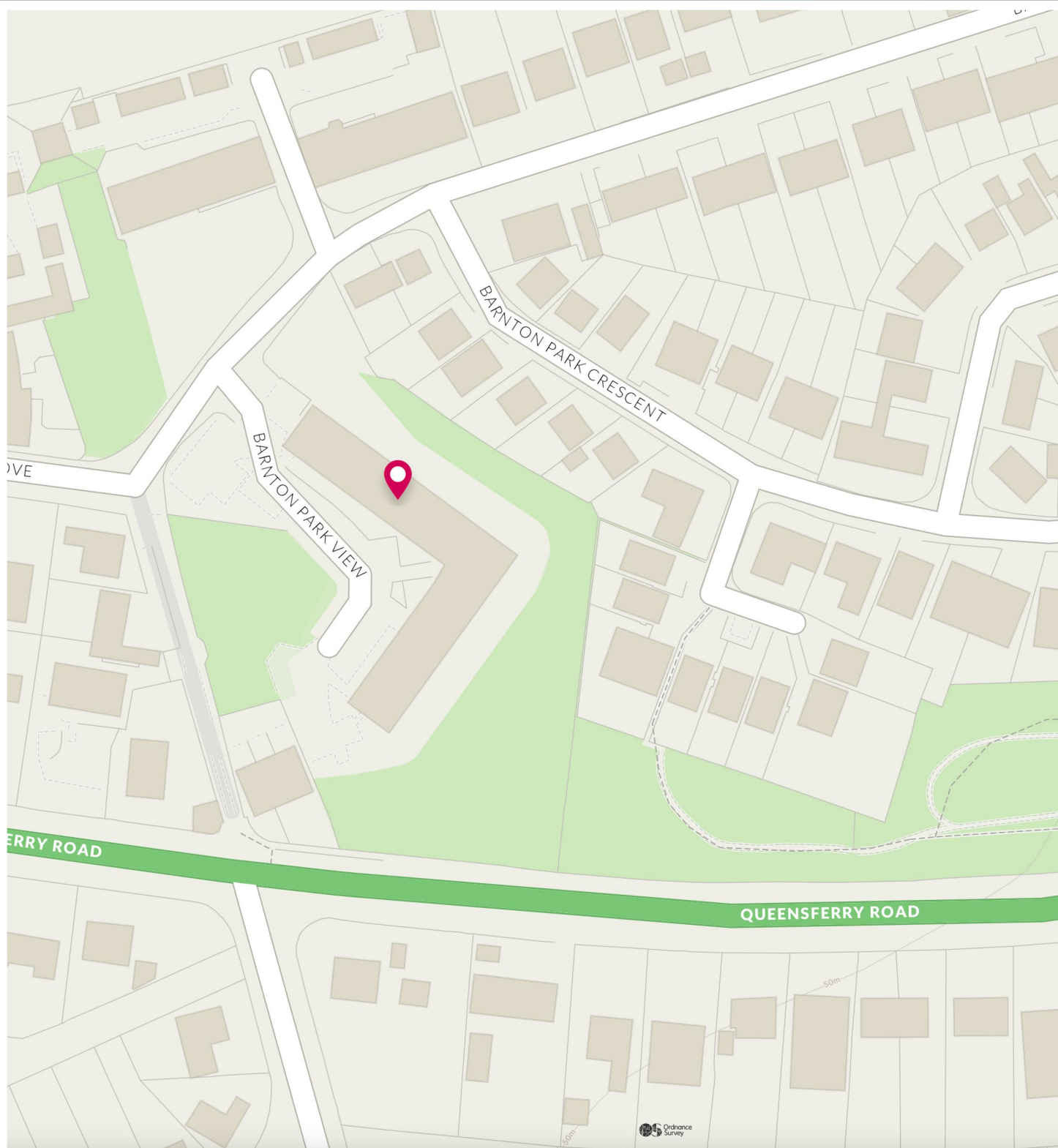


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# McEwan Fraser Legal

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