

1R Blackthorn Court

BARNTON, EDINBURGH, EH4 8BL



*TWO-BED TOP-FLOOR FLAT
WITH GARAGE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



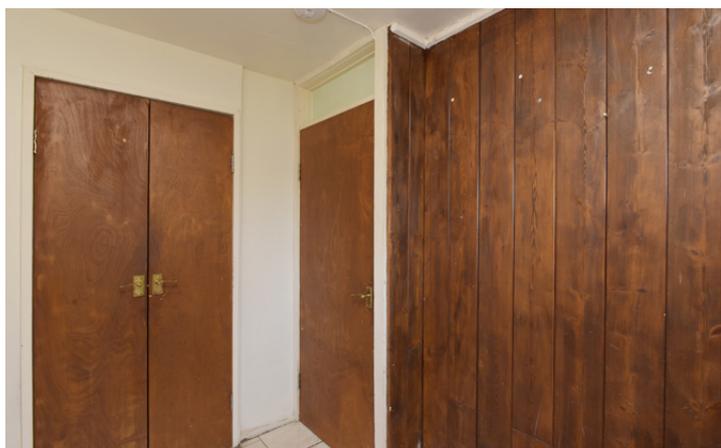
Part exchange available! McEwan Fraser Legal is delighted to present this top-floor two-bedroom apartment to the market. The property forms part of an established development in the sought-after Barton district of the city, close to excellent commuting links and amenities. The property requires a degree of internal upgrading making this an excellent opportunity for a buyer who is keen to make their own mark on their new home.

Internal accommodation is focused on a spacious dual-aspect living room which has ample space for a large suite including a dining table. The kitchen is adjacent to the living room and has plenty of space for a full suite of base and wall-mounted units. Both bedrooms are generous doubles with ample space for a full suite of bedroom furniture. There is a bathroom and a separate WC located in the hallway, and a large storage space. For extra warmth and comfort, the property boasts electric underfloor heating and double glazing.

Externally, the property sits in well-kept communal grounds with plenty of unrestricted on-street parking. The property also includes a garage.



The Kitchen





Bedroom 1

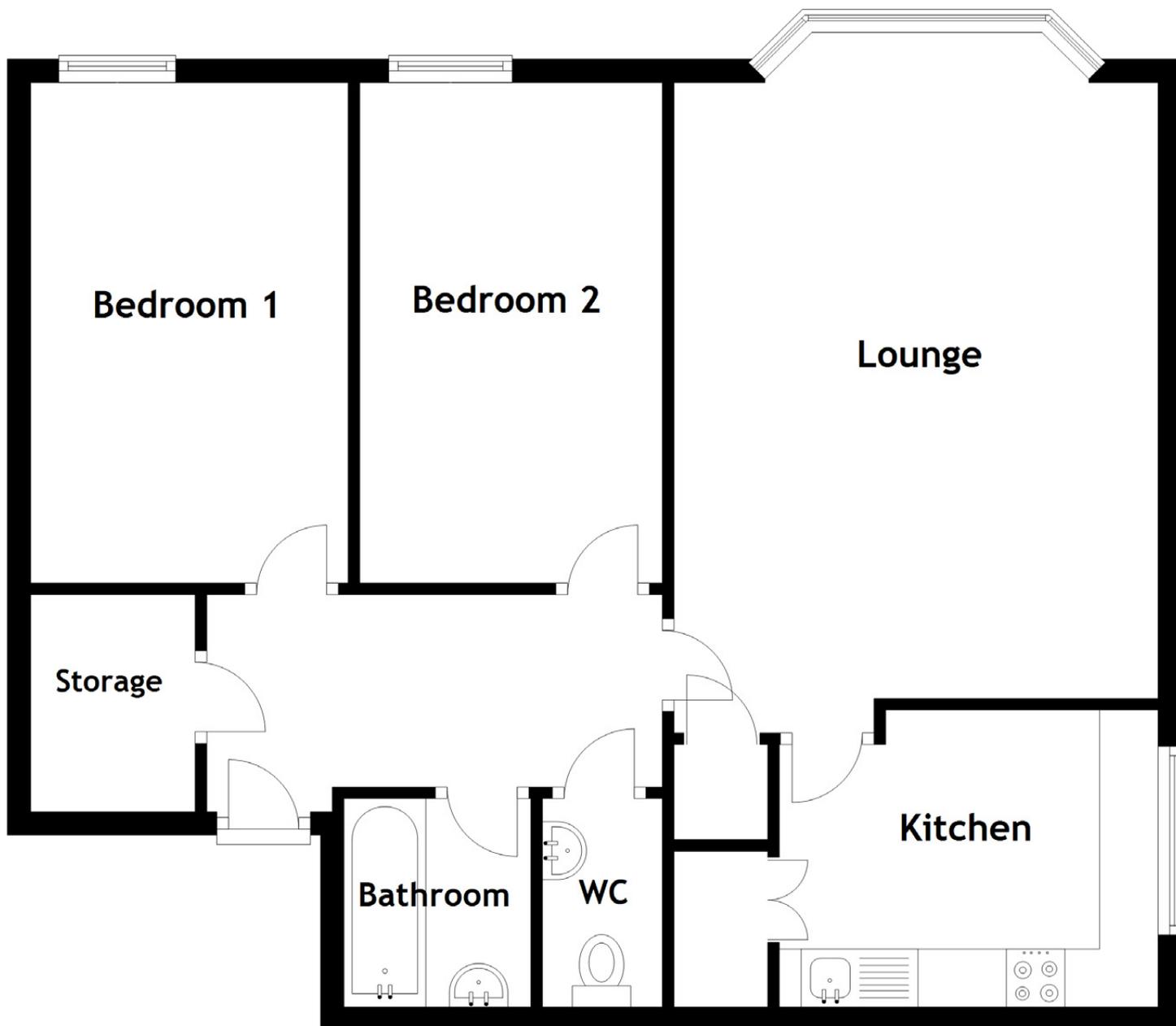




Bedroom 2







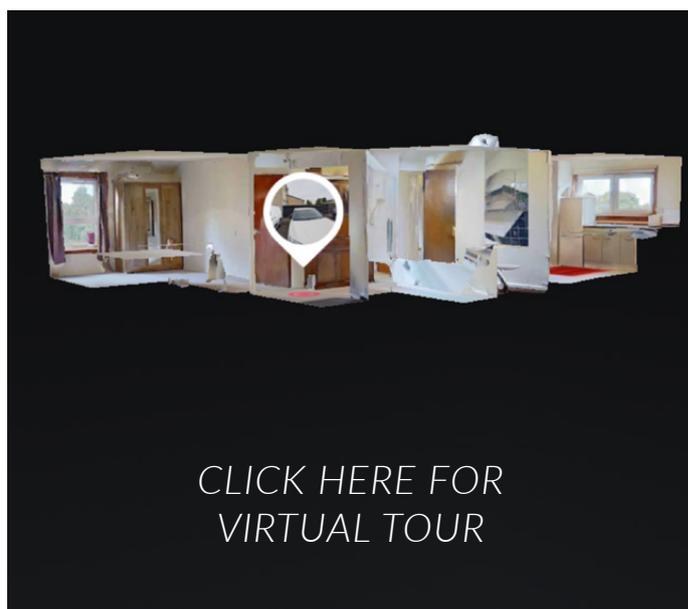
Approximate Dimensions

(Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 5.61m (18'5") x 4.14m (13'7") |
| Kitchen | 3.24m (10'8") x 2.56m (8'5") |
| Bedroom 1 | 4.32m (14'2") x 2.71m (8'11") |
| Bedroom 2 | 4.32m (14'2") x 2.59m (8'6") |
| Bathroom | 1.80m (5'11") x 1.60m (5'3") |
| WC | 1.68m (5'6") x 1.02m (3'4") |

Gross internal floor area (m²): 71m²

EPC Rating: F





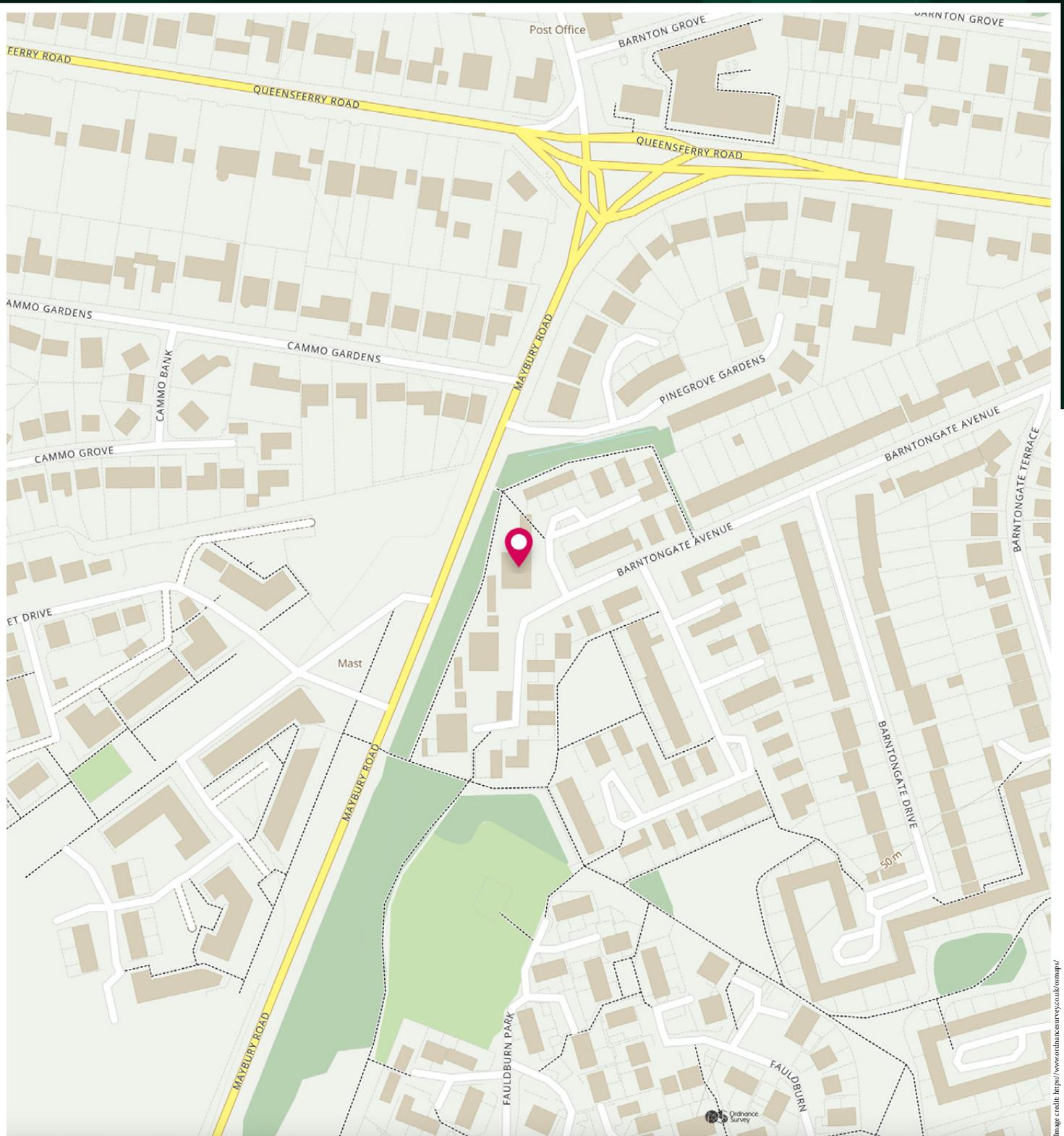


Blackthorn Court is quietly situated in the ever-popular residential district of Barnton. The area is well served by local retailers including a post office and chemists, Tesco metro, a wine merchant, a coffee shop, and a baker. Specialist retailers can be found only a short drive away at The Gyle, Craighleith Retail Park, Hermiston Gait and Corstorphine.

The property is in the catchment area for good schooling from nursery to secondary level. 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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