

77/24 Barnton Park View

EDINBURGH, EH4 6EL



Two bedroom first floor apartment forming part of a well maintained retirement development



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McEwan Fraser is delighted to present this two-bedroom first-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. With 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 LIVING ROOM



The accommodation includes; an entrance hallway with a deep storage cupboard; 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 large bathroom which is fully tiled and includes a three-piece suite with shower over bath.

THE KITCHEN



BEDROOM 1



BEDROOM 2 & THE BATHROOM



THE HALLWAY

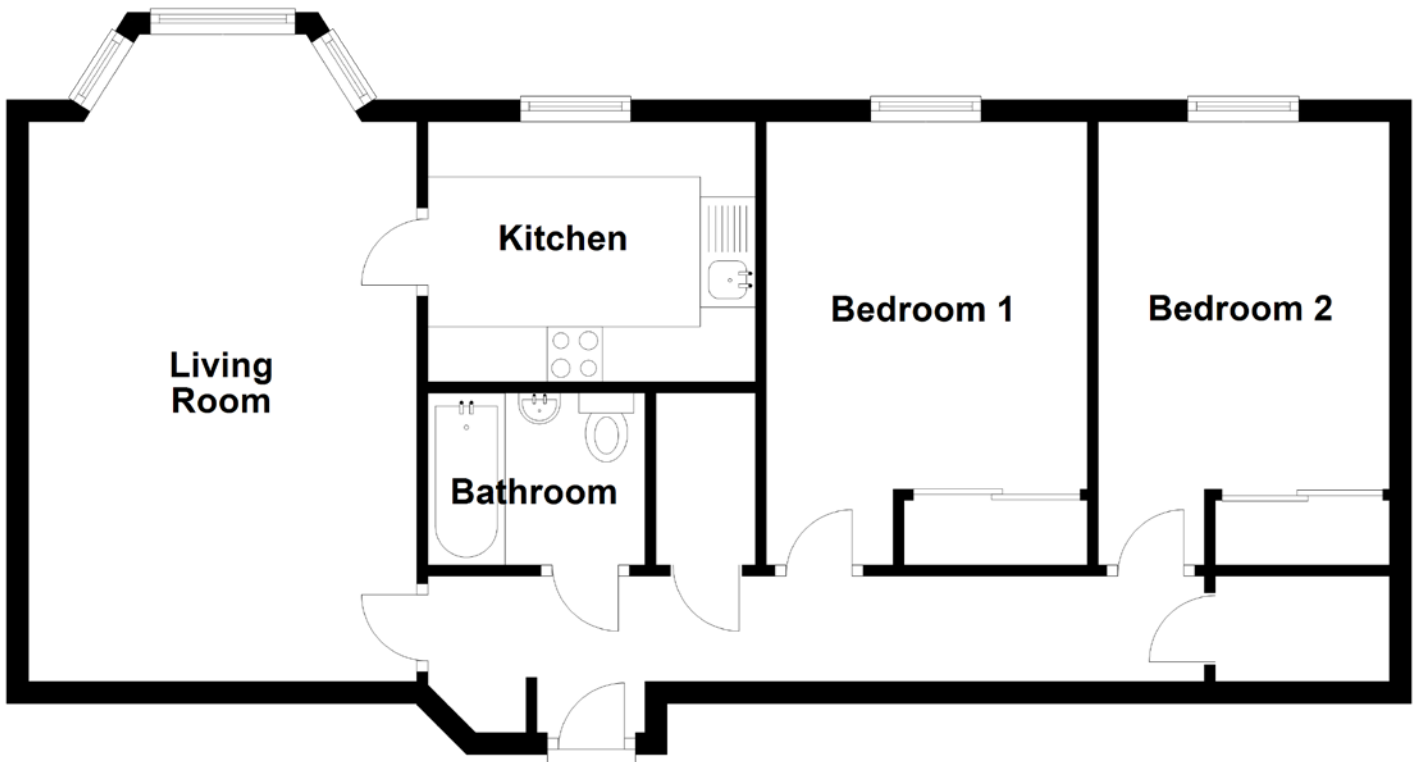


Early internal viewing of this lovely apartment is essential to fully appreciate both the generous accommodation on offer and the unique setting of this lovely retirement community.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

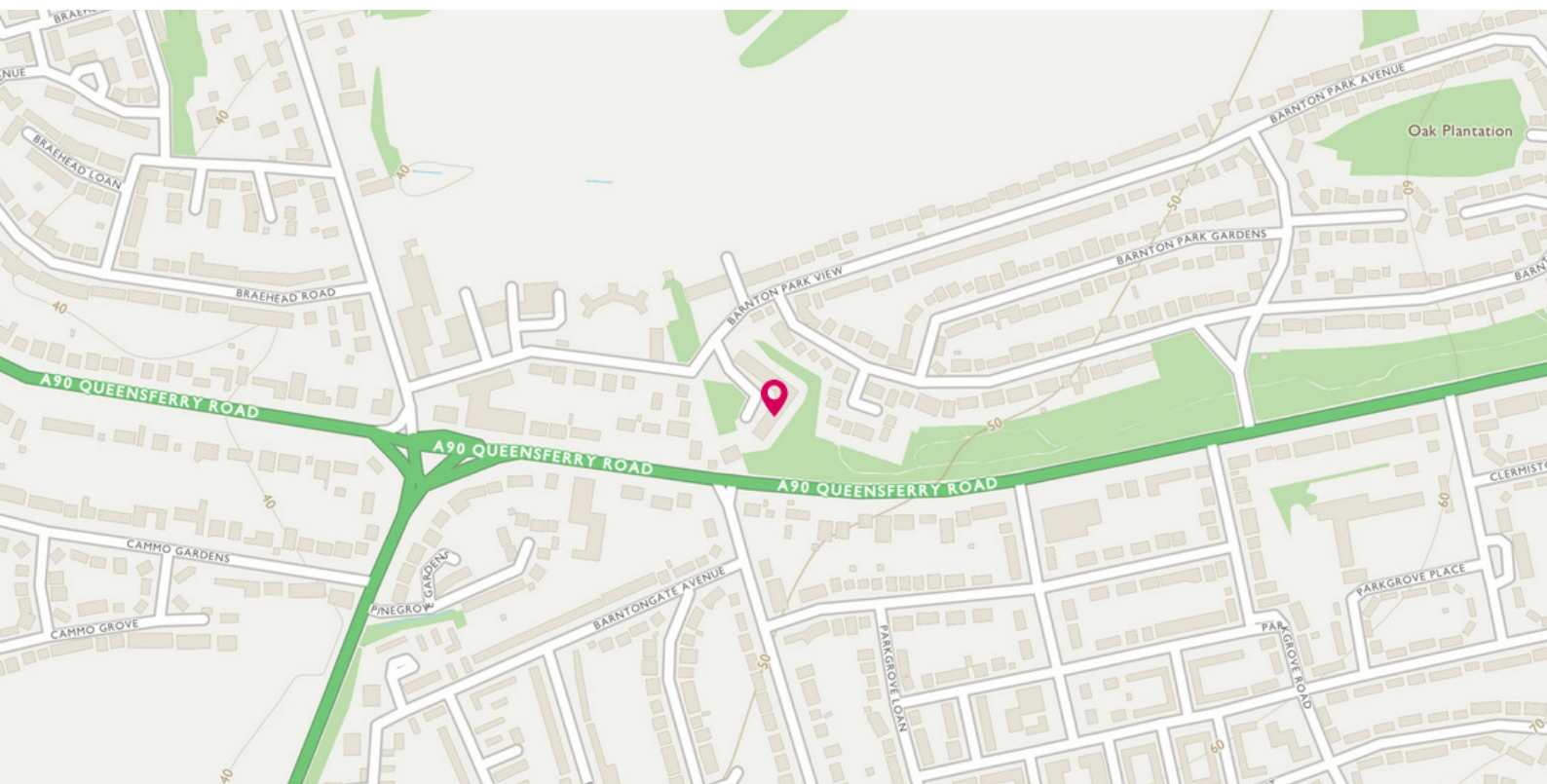


Approximate Dimensions (Taken from the widest point)

Living Room 5.87m (19'3") x 3.52m (11'7")
Kitchen 2.97m (9'9") x 2.36m (7'9")
Bedroom 1 4.02m (13'2") x 2.91m (9'7")

Bedroom 2 4.02m (13'2") x 2.64m (8'8")
Bathroom 1.97m (6'6") x 1.52m (5')

Gross internal floor area (m²): 65m²
EPC Rating: C



THE LOCATION

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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