NEILSONS

Solicitors & Estate Agents



Offers Over

£400,000

32 Barnton Grove

Barnton | Edinburgh | EH4 6EJ

Neilsons are delighted to offer on to the market this generously proportioned main door flat, which forms part of an established modern development, resting on the fringes of the Royal Burgess golf course, in the ever-popular Barnton area of the capital. Well suited to the professional couple, downsizer and growing family alike, the property offers excellent sized accommodation with private lock-up garage and shared bike shed.

- 3 Bedrooms
- 1 Public room
- 1 Bathroom and 1 shower room
- Utility room
- Lock-up garage
- Shared bike shed
- Communal grounds
- EPC rating – B
- Council tax band - G



Description

The internal space is accessed via the main door, with ramped access, and briefly comprises: entrance vestibule with built-in storage leading to the welcoming reception hallway, generously proportioned and bright reception room/dining room offering a pleasant double aspect overlooking the lovely communal grounds, double doors lead to the modern fitted breakfasting kitchen, useful utility room, light and airy principal bedroom with fitted wardrobes and en-suite shower room, two further well proportioned bedrooms and family bathroom with bath and separate shower enclosure. The property also benefits from a ramp with wheelchair access. Internal viewing is highly recommended to be fully appreciated.

Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.





Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Garage

The property is well positioned within beautifully maintained communal grounds and a private single lock-up garage and shared bike shed can be found within the development.

Factor

A factoring fee is made payable to Charles White for the upkeep of the communal areas and a cost of approximately £120 per month is payable.

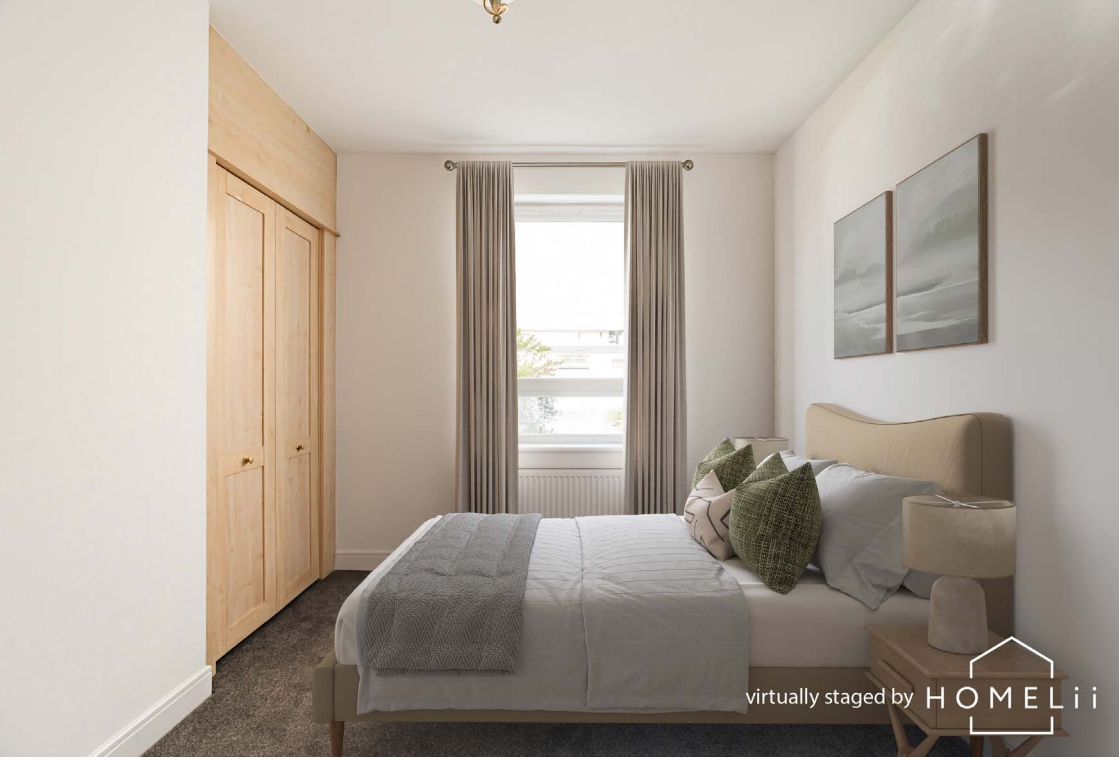
Viewing

By appointment through Neilsons (0131 625 2222).









Location

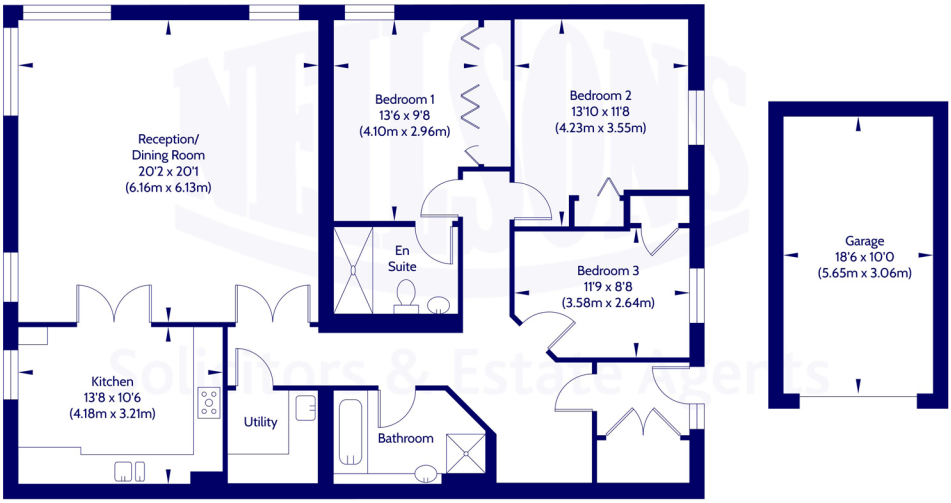
Barnton Grove is situated in the enviable residential district of Barnton. Within close proximity of the beautiful, wooded walk to Davidson's Mains Park and village. The area is well served by local retailers including Post Office, Chemist, Scotmid, Starbucks and Herringbone Café/Restaurant, doctors' surgery, dentist, and local takeaways. Specialist retailers can be found only a short drive away Tesco Metro at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. The location is well served by the local public transport system with frequent links to the City Centre and Fife. Excellent schooling at all levels is available locally. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses and walks along Cramond and Silverknowes foreshore. The area is well placed for the commuter with ease of access to the City Bypass, national motorway network, Queensferry Crossing and Edinburgh International Airport. For the active commuter Edinburgh's network of cycle paths is also close at hand.





Approx. Gross Internal Floor Area 129 Sq M / 1393 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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