

2/6 Barnton Avenue West
Barnton
Edinburgh
EH4 6EB

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Bright ground floor flat in a quiet landscaped courtyard forming part of a popular retirement development on the western outskirts of the City. There are good local amenities including a local Scotmid, Post Office and Pharmacy close by in Barnton, a Tesco in Davidson's Mains and the Gyle shopping complex, which includes Morrisons and Marks & Spencers, is a short drive away.

There are regular buses to the City Centre and the property is ideally situated for easy access to the Airport, the Queensferry Crossing and the major motorway network. Recreational facilities in the area include golf courses, tennis clubs and walks through Cammo Country Park and along the banks of the River Almond to the picturesque village of Cramond.

The flat can be accessed by stairs or a lift. There is a 24 hour call service with pull cords in all apartments. The residents' manager/warden is available to provide on-site support on weekdays. The development is designed for those over 60 who are still independent. There is a factoring charge over the property of currently around £300 per month, which includes the on-site manager, buildings insurance, 24hr call service, lift maintenance, gardening, communal areas and general maintenance. The purchaser would be required to meet the criteria of the development and attend an interview with Fior Property Management.

Internally the property is in excellent decorative order with new double glazing, recently installed Shower Room and new carpets in the lounge and hall. There are good storage facilities within the property. The kitchen appliances are included in the sale, most other items may be available to purchase through separate negotiation.

Guest suite facilities. Residents lounge and car park.

PROPERTY DETAILS

- Entrance Hall with walk in cupboard housing water tank. Additional large storage cupboard. Third storage cupboard. Entryphone handset.

- Bright and spacious Lounge / Dining Room with bay window to front with open southerly view over the communal gardens. A French door providing direct access to the communal garden grounds. Space for dining table and chairs.

- Stylish fitted Kitchen with matching wall and base units. The integrated electric hob and oven are included in the sale together with the washing machine, fridge/freezer and dishwasher. Ample work surfaces with integrated stainless-steel sink with drainer and tiled splashback. Window to front.

- Large Double Bedroom with window to front with outlook over communal garden. Built in mirrored wardrobes with hanging space and shelving.

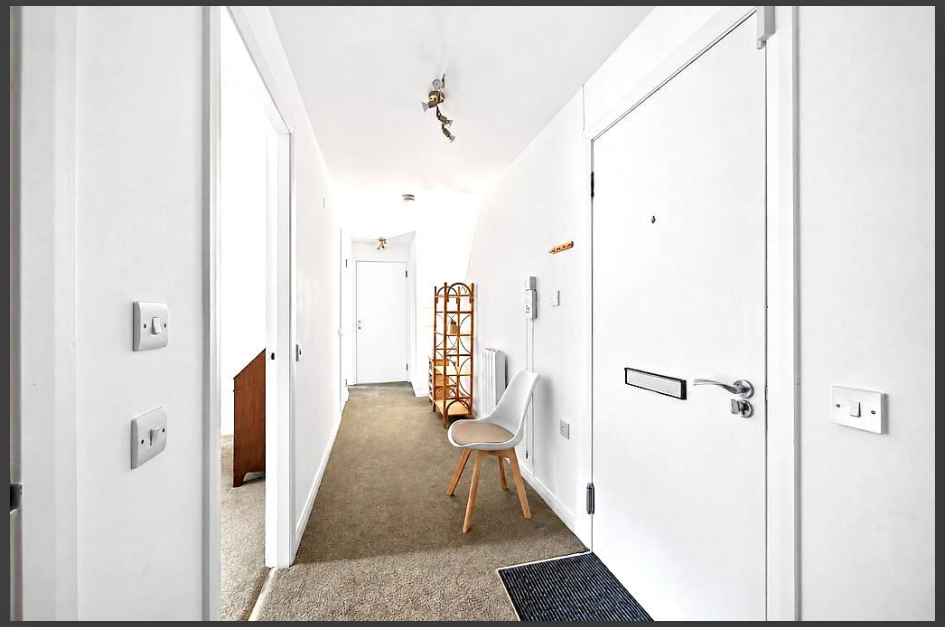
- Second Bedroom with window to front.

- Recently installed Shower Room with shower enclosure with mixer shower with rainhead fitting and handheld shower. White two-piece suite comprising wash hand basin with vanity units below and WC. Mirrored bathroom cabinet. Mirror. Extractor.



Viewing by appointment on 0131 524 3800









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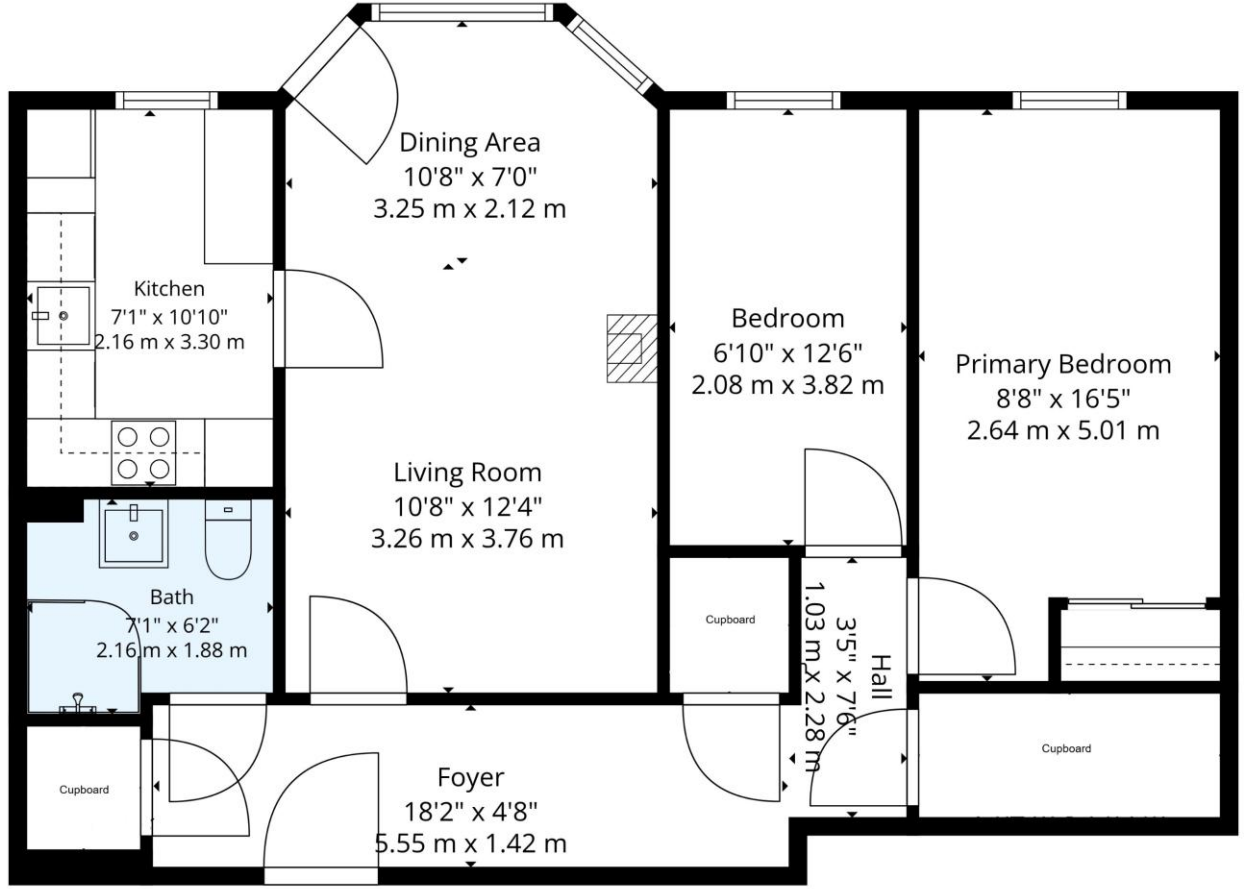
EXTERNAL

The property is set in attractive and well-maintained communal gardens with lawns and a lovely array of established plants and shrubs.

Ample residents parking.

- Energy Efficiency Rating - D
- Council Tax Band - E

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Total: 748 sq. Ft, 69 m2
Ground Floor: 748 sq. Ft, 69 m2
Excluded Areas: Walls: 58 sq. Ft, 6 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

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* Please contact us for a free consultation or valuation

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