

86/1 Barnton Park View,
Edinburgh
EH4 6HJ

cameron stephen
solicitors & estate agents



Beautifully bright and exceptionally spacious, modern ground floor flat with single garage and south facing balcony

86/1 Barnton Park View,
Barnton





description

Exceptionally spacious ground floor flat in a quiet, modern, yet established development with single garage and well maintained communal gardens. Finished to an exacting standard, the property would now benefit from some modernisation, particularly in respect of the kitchen and bathroom fittings, yet offers wonderful potential. The accommodation comprises a welcoming and spacious entrance hall which provides an superb introduction to the property, with large walk in shelved storage cupboard and further cloaks cupboard off. Bay windowed sitting room with window seat, beautiful dining room / family room with French doors to the private, south facing balcony, overlooking the communal gardens, a quality breakfasting kitchen with integrated appliances (please note the washing machine is excluded from the sale price), superb master bedroom with fabulous range of fitted wardrobes and an en suite shower room with retro "Whisper Pink" coloured suite, guest bedroom with fitted wardrobes, third bedroom / home office and principal bathroom, again with retro "Champagne" coloured suite and separate shower cubicle. The property benefits from gas central heating, double glazing, video entry phone system and a single garage, located to the rear of the building. Overall, this is a wonderful home, which provides the discerning purchaser the opportunity to create a stylish home.

accommodation

- Entrance hall
- Bay windowed sitting room
- Dining room / family room with French doors to south facing balcony
- Breakfasting kitchen
- Master bedroom with fitted wardrobes and en suite shower room
- Two further bedrooms
- Bathroom
- Single garage

additional information

- Home Report Value: £380,000
- EPC Rating: C
- Items to be included in the price: Fitted floor coverings, light fittings and kitchen appliances (excl. washing machine).



the locality

Barnton is located approximately 2 miles to the west of Edinburgh City Centre and offers easy access into the city 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, a large Sainsbury's and Marks & Spencer supermarkets just a little further afield at Craighleith Retail Park and an abundance of shops at the Gyle and Hermiston Gait. There are local primary and secondary schools, including The Royal High School and Cargilfield which are both just a short walk away. Adjacent to the Royal Burgess Golf Course, for nature lovers, there are some lovely walks, running trails and cycle paths within easy reach, including 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, the Queensferry Crossing and the Edinburgh City By-Pass which gives access to the central motorway network.

features

- Exceptionally spacious accommodation
- Quiet residential location with private south facing balcony
- Single garage

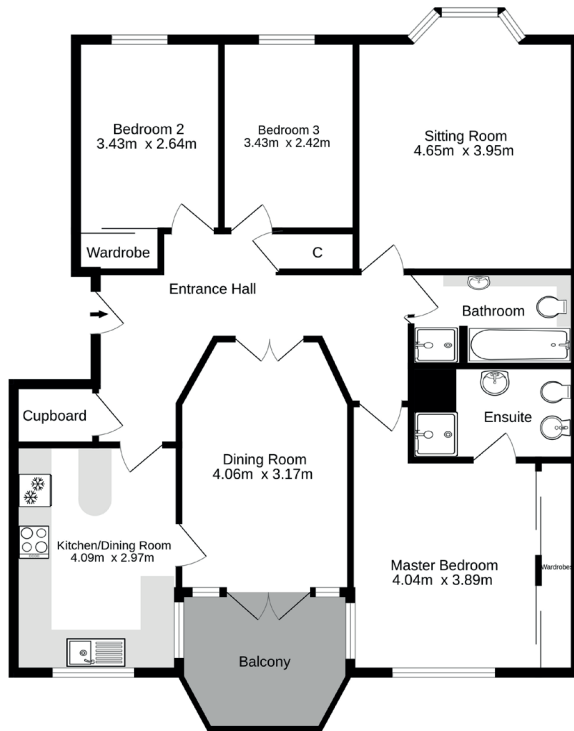
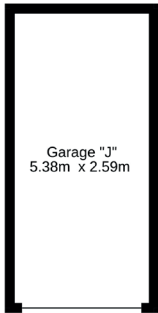


asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 07483 361731.



Ground Floor
111.0 sq.m. approx.



TOTAL FLOOR AREA: 111.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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