



**77/6 | Barnton Park View**  
**EDINBURGH, EH4 6EL**



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# "Barnton Park View is a bright and spacious, two-bedroom, third-floor retirement flat"

- ENTRANCE STAIR
- COMMUNAL LOUNGE
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- 24 HOUR ALARM SYSTEM
- PART TIME HOUSE MANAGER
- LANDSCAPED COMMUNAL GARDEN
- RESIDENTS PARKING





### LOCATION

Barnton is a peaceful and highly sought after residential area surrounded by open countryside and only a few miles from the city centre. There are excellent local shopping facilities available on Whitehouse Road and at nearby Davidson's Mains, larger retail stores can be found a short drive away at the Gyle Shopping Centre, Hermiston Gate and the Craigleith Retail Park. There is a wide variety of leisure facilities including walks along the River Almond to the village of Cramond and the Cramond Beach promenade which is home to the highly popular Boardwalk Beach Club. The area has excellent bus routes into the city centre, the city bypass and M8 are within close proximity giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



### DESCRIPTION

Barnton Park View is a bright and spacious, two-bedroom, third-floor retirement flat, set within a highly regarded development in the highly regarded district of Barnton. The accommodation comprises: entrance hall with large storage cupboard off; attractive bay windowed lounge with views over the communal garden grounds; modern kitchen with ample wall and base units; two double bedrooms, both with fitted wardrobes and a shower room with a mirrored vanity unit. Further benefits include a double glazing; electric heating; 24-hour emergency pull cord alarm system; hand height power points; lift; part time House Manager; landscaped communal grounds; residents parking and a lounge which plays host to a variety of activities throughout the year.

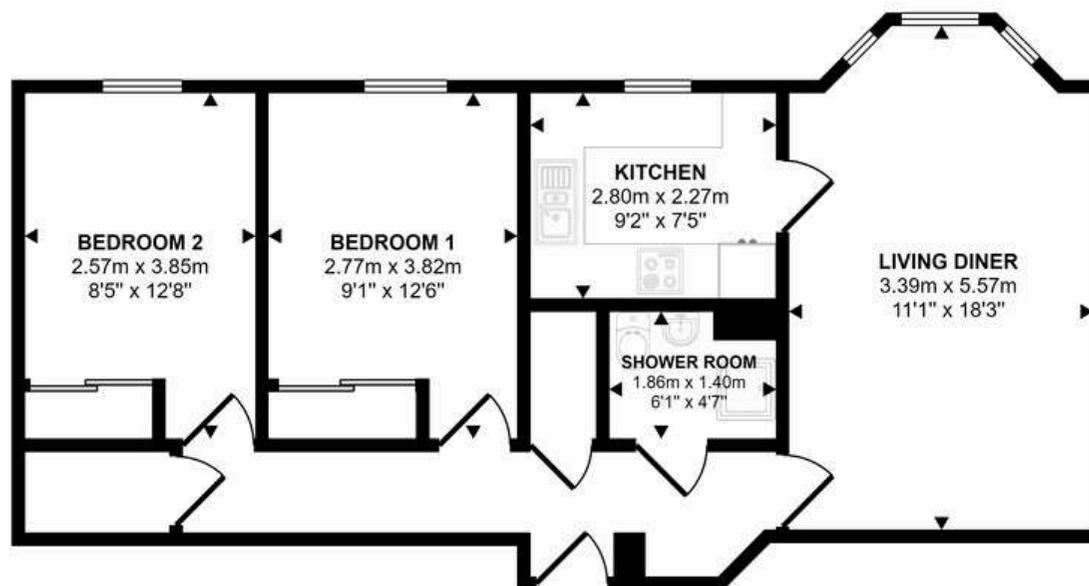
### EPC RATING

The energy efficiency rating for this property is band D

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area  
60 sq m / 651 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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