



Barnton, Edinburgh

1A BLACKTHORN COURT, EDINBURGH EH4 8BL

Excellent opportunity to purchase this attractive ground floor flat in an established landscaped development with on street parking, located in the sought after Barnton area of Edinburgh, close to excellent amenities.

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Description

1a Blackthorn Court is an attractive ground floor flat in an established landscaped development in the popular Barnton area of Edinburgh. The entrance hall has two storage cupboards and leads to a lovely lounge/dining room with a large window overlooking the communal gardens and with ample space for lounge and dining facilities. Off the lounge/dining room is a well-appointed fitted kitchen with a good range of base and wall units and the hob, oven and extractor hood are included in the sale. The kitchen also has a window to the side of the building and benefits from a large storage cupboard. The property has a good-sized double bedroom and to complete the accommodation is a bathroom with a three-piece white suite with a shower over the bath, extensive wall tiling and a large storage cupboard. There is also an external storage cupboard accessed from the communal garden. Double glazing has been installed complemented by a partial electric heating system with storage heaters in the hall and lounge/dining room. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Location

Barnton is a highly sought-after area to the northwest of the city centre with access to excellent shopping facilities, highly regarded schooling, and a wide range of leisure activities. Davidson Mains is nearby with good local facilities and Craighleith Retail Park, The Gyle Shopping Centre and Hermiston Gait Retail Parks are within easy reach as is Corstorphine and Edinburgh city centre, so you will be spoilt for choice for both shopping and entertainment options. Recreational facilities are also plentiful with sports, health and fitness clubs, numerous golf courses, Corstorphine Hill and Cramond foreshore all close by. There are frequent bus services to the City Centre and beyond. The City Bypass, M8/M9 and A90, Queensferry Crossing to Fife are all readily accessible as is Edinburgh International Airport and Edinburgh Park Railway Station.

Extras

Hob, oven, extractor fan, fridge freezer, washing machine, carpets, curtains, blinds and lampshades are all included in the sale.

Council Tax Band

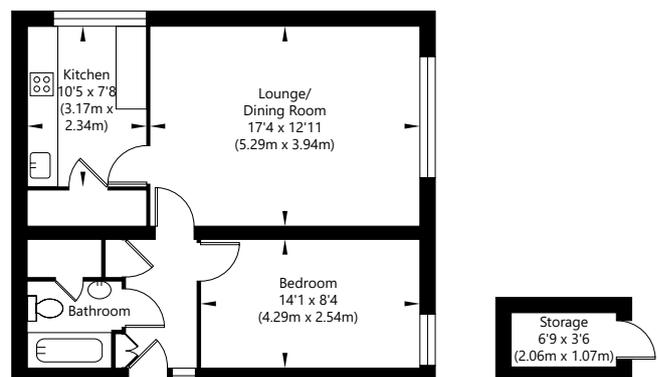
Band C

Viewing: By appointment with agents: Tel: 0131 467 7550



Approx. Gross Internal Floor Area 51.81 Sq M / 558 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attic and eaves; if applicable. All measurements are approximate. Not to scale. For identification only. © 2024 planography.co.uk

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