



**86/2 BARNTON PARK VIEW  
BARNTON  
EDINBURGH  
EH4 6HJ**

**FIXED PRICE  
£390,000**

 **CONNELL & CONNELL** WS  
SOLICITORS AND ESTATE AGENTS



**STYLISH AND  
WELL PRESENTED  
THREE BEDROOM FLAT  
IN A SMALL MODERN  
DEVELOPMENT IN A  
DESIRABLE AREA  
CLOSE TO EXCELLENT  
LOCAL AMENITIES**

VIEWING  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

Stylish and spacious three bedroom ground floor flat situated within an exclusive modern development adjacent to The Royal Burgess Golf Course. The development is set in the heart of Barnton, a peaceful and secluded area to the north west of Edinburgh city centre. Barnton Park View is close to a selection of everyday amenities found on Whitehouse Road including shops, a post office, bank and a pharmacy, whilst the facilities of Cramond Village and the retail parks at South Gyle and Hermiston Gate are within easy reach, providing supermarkets and large high street stores.

There are excellent recreational facilities in the area, including The Royal Burgess, Bruntsfield and Turnhouse golf clubs, and a variety of walking and cycling routes also within easy reach. The property is ideally located for easy access to and from Edinburgh City Centre, with excellent bus services along nearby Queensferry Road and the A90 provides reliable links to the city bypass, M8/M9, Edinburgh Airport and the Forth Road Bridge.

Internally the property is in excellent decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The newly fitted carpets are included in the sale together with all curtains and blinds. The integrated gas hob, electric combination oven, grill, dishwasher and fridge/freezer are also included together with the washing machine.

The property is set in extensive and well-maintained communal grounds. Private garage.



## PROPERTY DETAILS

- \* Welcoming entrance Hall. Deep storage cupboard. Airing cupboard. Video entry system.
- \* Bright and spacious Lounge with bay window to rear and additional window to side. Window seat. Coving.
- \* Stylish and newly fitted Kitchen with matching wall and base units. The integrated gas hob, combination microwave/oven and grill are included in the sale together with the integrated fridge, freezer and dishwasher. Ample work surfaces with stainless steel sink with drainer and matching splashback. The washing machine is also included in the sale. Windows to front with open out look over communal gardens.
- \* Family Room / Dining Room with French doors to private balcony. Space for large dining table and chairs. Door to kitchen and double doors to hall.
- \* Large Master Bedroom with windows to front with open outlook over the communal gardens. Three built in mirrored wardrobes provide plenty of hanging and storage space.
- \* En Suite with two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with electric shower. Frosted window to side.
- \* Double Bedroom with window to rear. Built in mirrored wardrobes.
- \* Third Double Bedroom with window to rear.
- \* Family bathroom with three piece suite comprising bath, inset wash hand basin and WC. Shower compartment with electric shower. Mirror. Light with integrated shaver points. Frosted window to side.



## EXTERNAL

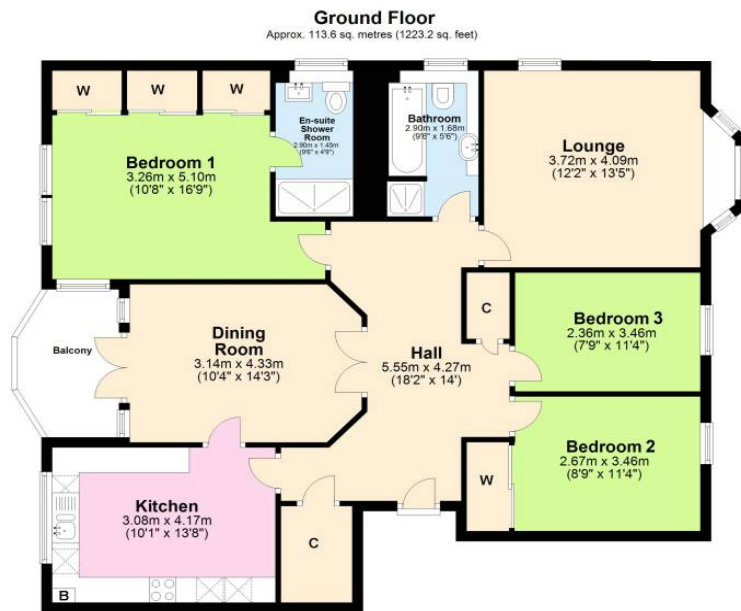
The property is set in extensive and well maintained communal garden grounds with large sweeping lawns and an attractive array of established plants shrubs and trees.

A single garage with remote controlled up and over door, power and light is located to the rear of the property. Additional resident parking is also available.

Energy Efficiency Rating: C







Photographs and floorplan by Mike Dooley Photography 07730 560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

