



86/6, Barnton Park View, Barnton, Edinburgh, EH4 6HJ

Tastefully Presented and Spacious, Three-Bedroom, Second-Floor (Top) Apartment

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Property Description

Tastefully presented and spacious, three-bedroom, second-floor (top) apartment, with a private balcony and a garage. Forming part of a leafy and desirable established development, located in the sought-after Barnton area, northwest of Edinburgh city centre.

Comprises an entrance hall, living room, family room, kitchen, two double bedrooms, dining room/bedroom, an en-suite shower room and a bathroom.

Highlights include a fitted bright kitchen, with appliances, and a flexible floor plan, offering a potential three-bedroom reconfiguration.

Southerly facing, there is a secure video entry system, double glazing, gas central heating, dual-aspect rooms and a bay window in the lounge.

Superb integrated storage has been enhanced further with a semi-converted loft space, easily accessed by a pull-down ladder.

A garage has power, lighting and a remote, automatic door, and there is ample off-street parking.

The development benefits from well-maintained, communal gardens.

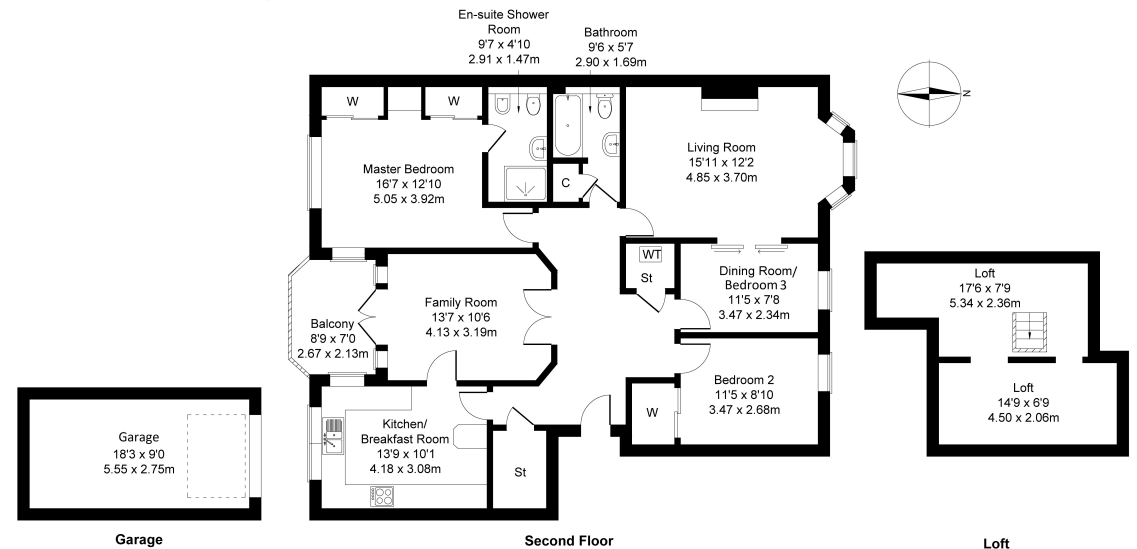
Reached by a wide, communal staircase, flooded with light from floor-to-ceiling windows, a welcoming, central, entrance hall, with generous storage, is finished with light, neutral decor and carpeting. Set to the front, with a bay window, a well-proportioned, dual-aspect living room includes a feature fireplace and provides ample space for freestanding furniture. Enjoying access from both the living room and the hall, a flexible room, currently arranged as a dining room, could alternatively be utilised as a third bedroom, if desired.

Across the hall, a family room opens, via French doors, onto a south-facing balcony and conveniently adjoins a kitchen, with separate hall access, fitted with neutrally-toned units, worktops and tiling, and a breakfast bar for casual dining. Appliances include an integrated oven, a microwave, a ceramic hob, a concealed extractor, a fridge/freezer, a dishwasher and a freestanding washing machine.

Two double bedrooms benefit from built-in wardrobe storage, with the master bedroom enjoying an en-suite shower room.

Completing the accommodation, a bathroom, with storage, comprises a three-piece suite, a shower-over-bath, a ladder-style radiator and tiled splash walls.

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Barnton, Edinburgh, EH4 6HJ
Approximate Gross Internal Area: (1647 sq ft - 153 sq m.)



Area Description

Barnton is a desirable residential area, with good local shopping on Whitehouse Road, Davidson's Mains, supermarkets in Corstorphine and Craighleith retail park, and further extensive retail shopping to be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. Well-regarded local schooling is available at Davidson's Mains and Fox Covert primaries, along with The Royal High and St. Augustine's. Recreational facilities within the

area include the Drumrae Leisure Centre, the exclusive David Lloyd Gym, the Cramond shore, Corstorphine Hill, Edinburgh Zoo, Murrayfield Rugby Stadium and Ice Rink, as well as a number of golf courses. This west-of-city location allows for quick access to the city bypass and further onto the motorway network, Edinburgh Airport and the Forth Crossing.





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