mov8 REAL ESTATE
Estate Agents and Solicitors

46c Barntongate Avenue, Barnton, Edinburgh, EH4 8BJ

Two Bedroom, Ground Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

Beautifully presented and well-proportioned, two-bedroom, ground-floor flat, with an allocated garage. Set within an established residential development, located in the sought-after Barnton area, north-west of Edinburgh city centre.

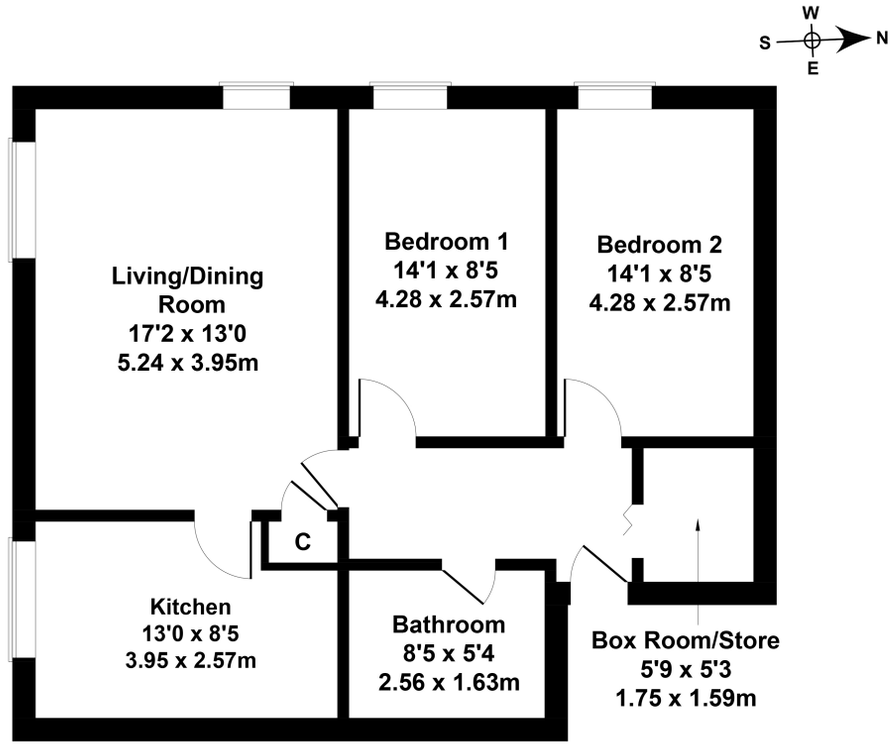
Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, box/storeroom, and a bathroom. Tastefully finished throughout, features include a modern fitted kitchen, stylish bathroom, contemporary flooring and lighting.

In addition, there is a secured entry system, double glazing and gas central heating. The development also provides ample unrestricted residential parking, plus internal and external drying spaces.

The entrance hall has wood effect flooring extending into the living/dining room and kitchen, a spotlighting bar, the entry phone system, access to the boxroom/storeroom and serves each room within (except the kitchen). The generously sized living/dining room is set to the front with a large window on the side offering plentiful natural light and features a white brick wall, an electric fireplace, coving, a storage cupboard, up-lighting fittings and ample room for freestanding dining furniture.

Set off the living room, the stylish kitchen is fitted with a breakfast bar and stools, modern wall and base units, tiled splashbacks, a stainless-steel sink and a spotlight bar. Integrated appliances include an oven, gas hob with extractor hood above, and a dishwasher.

Set to the front, bedroom one has carpeted flooring, coving and a pendant light fitting; whilst bedroom two is also set to the front and is similarly finished. Set internally off the hall, the bathroom features a contemporary suite with an electric over-bath shower, and tiled walls and flooring.



Area Description

Barnton is a desirable residential area, with good local shopping on Whitehouse Road, Davidson's Mains, supermarkets in Corstorphine and Craigleith 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 Drumbrae 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.

Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

mov8 REAL ESTATE

Estate Agents and Solicitors

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.