



## 14 Woodlands Court, 44 Barnton Park Avenue, Edinburgh, EH4 6EY

Well-Presented, Fourth-Floor, Two-Bedroom Apartment, with a Private Balcony

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# Property Description

Well-presented, two-bedroom, fourth-floor apartment, with a private balcony, forming part of a sought-after development. Located in the leafy and desirable residential area of Barnton, northwest of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms and a bathroom.

Features include a fitted kitchen, double glazing, good storage, including integrated wardrobes, and open views from the balcony.

The development also provides ample, unrestricted, residential parking, a secure entry, a lift service, and well-kept garden grounds.

A welcoming entrance hall is finished with light, airy decor and neutral carpeting. At the end of the hall, a well-proportioned living room provides ample space for freestanding furniture and opens onto an east-facing balcony, enjoying leafy, open views. The comfortable reception room conveniently leads into a kitchen, fitted with wood-effect units, an integrated oven, a ceramic hob and a stainless-steel canopy, with space and plumbing available for additional appliances.

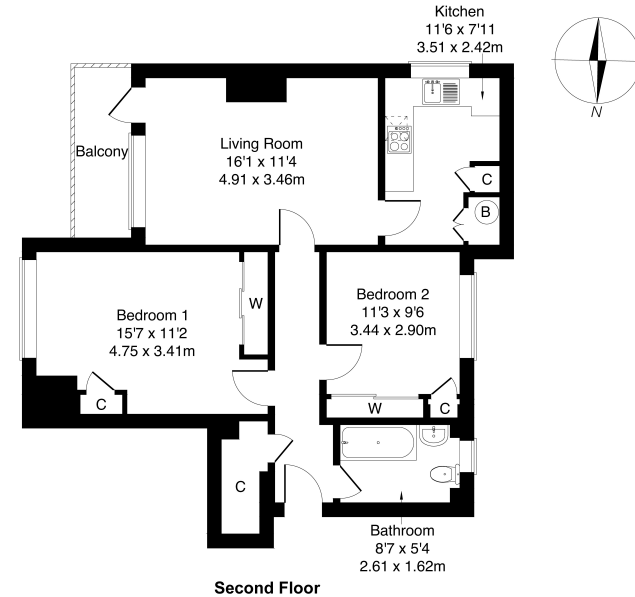
Set to either aspect, two good-sized double bedrooms maximise floorspace with both built-in cupboard and wardrobe storage and enjoy plenty of natural light from generous glazing.

Completing the accommodation, a bright family bathroom comprises a three-piece suite, a shower-over-bath, a heated towel rail and tiled splash walls.

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**Flat 14 Woodlands Court, 44 Barnton Park Avenue, Edinburgh, EH4 6EY**

Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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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