



Flat 4, 2 Barnton Avenue West, Edinburgh, EH4 6EB

Light & Tastefully Presented, One-Bedroom, Ground Floor, Retirement Flat

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Property Description

Light and tastefully presented, one-bedroom, ground-floor garden flat, set within a desirable purpose-built retirement development. Located in the leafy and sought-after residential area of Barnton, north west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, double bedroom, and a 'wet-room style' shower room.

Features include a private patio area, a bright modern kitchen and bathroom, electric heating, double glazing and superb storage.

The development has secured entry, warden service, a 24-hour care line, a residents' lounge, and regular social events.

In addition, there is a guest suite, on-site private residential parking, and beautifully maintained communal garden grounds.

A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. A generous living room is finished with carpeted flooring, light decor, a feature fireplace, and a bay window with a door leading to a private patio area. Set off the living room, a stylish kitchen is newly fitted with modern units, marble effect worktops and matching splashbacks, a sink with a drainer, an integrated oven and gas hob, and a freestanding washing machine and fridge/freezer.

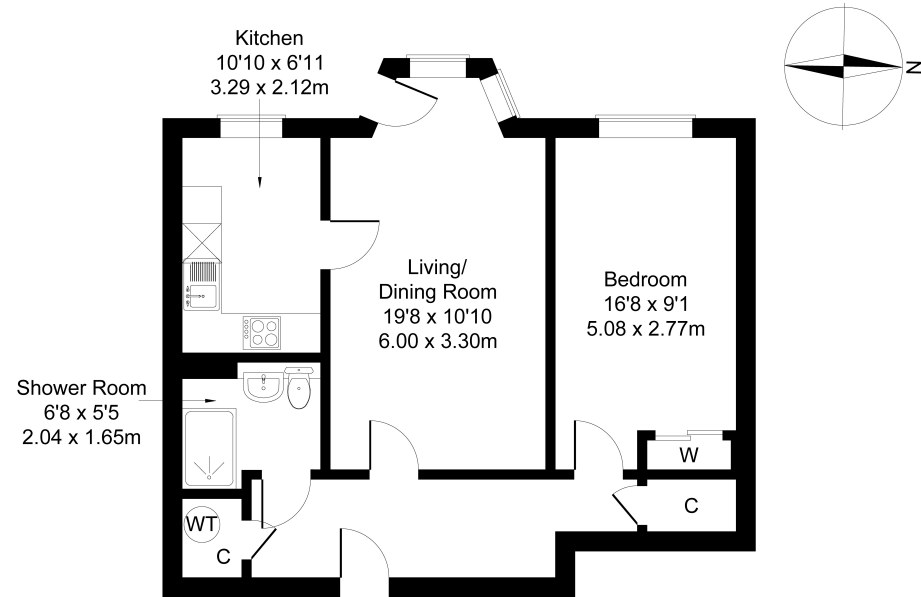
An exceptionally spacious double bedroom features carpeted flooring, a built-in wardrobe with mirrored doors, and a central light fitting. Completing the accommodation, a 'wet-room style' shower room is fitted with a modern suite including panelled splash walls.

Additional Notes: Single occupants must be aged 60; in the case of couples, one must be at least 60, and the other 55. Purchaser(s) must meet and be approved by the factor company, FIOR Asset & Property, which manages the development.



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Approximate Gross Internal Area: (614 sq ft - 57 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 highly desirable residential area located approximately five miles west of Edinburgh city centre. Renowned for its peaceful surroundings and family-friendly atmosphere, the area benefits from a wealth of amenities and excellent transport links. Local shopping is easily accessible in nearby Davidson's Mains, which offers a variety of independent retailers and supermarkets, while larger retail destinations such as The Gyle Shopping Centre and Hermiston Gait Retail Park are just a short drive away. Leisure options abound, with both Royal Burgess and Bruntsfield Links

golf courses nearby, as well as tennis courts at Barnton Park and the open green spaces of Davidson's Mains Park. Barnton is served by well-regarded local schools, including the highly respected Royal High School, with several private schooling options also within easy reach. Its prime west-of-city location provides quick and convenient access to the City Bypass, Edinburgh Airport, the central motorway network, and the Queensferry Crossing.





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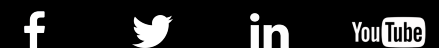
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