



## Flat 4, 22 Barnton Grove, Edinburgh, EH4 6EJ

Tastefully Presented Two-Bedroom, Southerly Facing Ground-Floor Apartment with Parking

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# Property Description

Light, tastefully presented and spacious, two-bedroom, south-facing ground-floor apartment, with an allocated parking space. Forming part of an exclusive, modern residential development in the highly sought-after area of Barnton, north-west of Edinburgh's city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a utility room, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a good quality and fully integrated kitchen and utility room, fitted bathroom suites, and extensive luxury flooring. In addition, there is double glazing, gas central heating, and superb integrated storage including bedroom wardrobes.

Set back from the main road with trees and highly-maintained gardens, the development is set adjacent to the Royal Burgess golf course to the rear. An allocated parking space is provided, shared storage is available, and unrestricted parking on the adjacent streets.

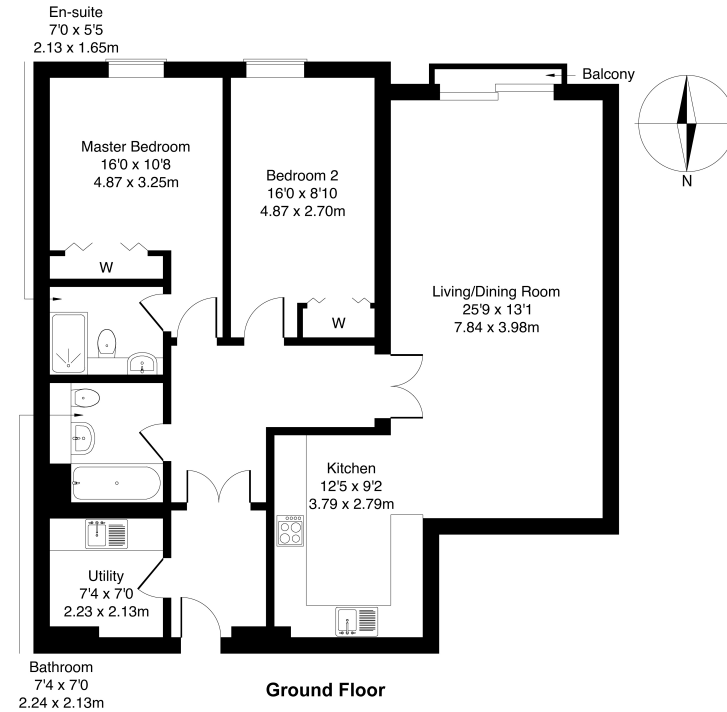
A welcoming entrance provides access to all rooms, and at the end of the hall, the living/dining room features contemporary flooring throughout, complemented by an open-plan kitchen that makes the space both functional and convenient, especially for entertaining guests, with curtains and blinds included along with all light fittings. The kitchen is finished with a granite-effect worktop, a stylish splashback, a sink with drainer, and integrated appliances including an oven, five-ring gas hob with canopy above, dishwasher, and fridge/freezer.

Towards the front of the property, there is also a convenient utility room with an additional sink and drainer and useful storage space. Both bedrooms are finished with carpeted flooring and light décor, featuring built-in cupboards ideal for storage, while the master bedroom also benefits from an ensuite shower room with a ladder-style radiator. Completing the property is the family bathroom, presented as a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (1066 sq ft - 99 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 Hemiston 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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