



# 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.

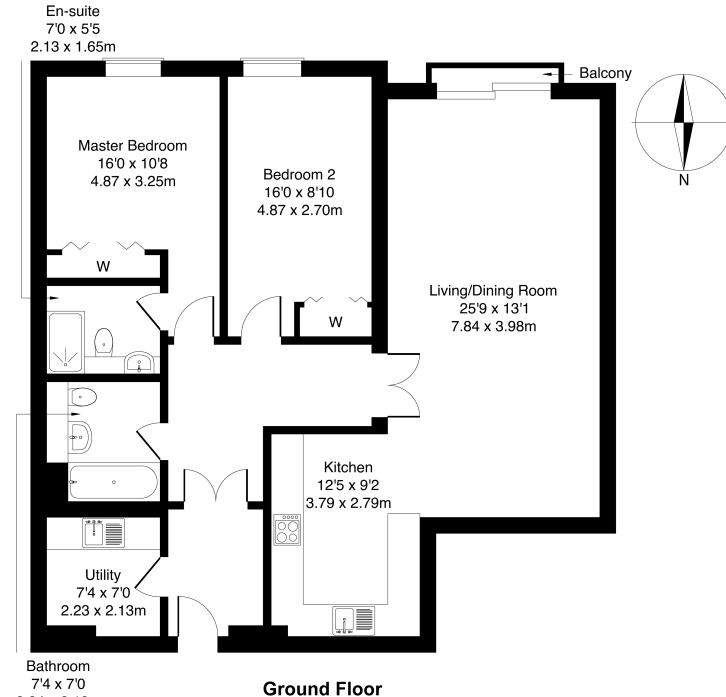
Comprises an entrance hallway, an open-plan living/dining room and kitchen, a utility room, two double bedrooms, an en-suite shower room, and a family bathroom.

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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