



77/47 Bampton Park View, Edinburgh, EH4 6EL

Beautifully Presented & Spacious, Two-Bedroom, Second-Floor Retirement Flat

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Property Description

Beautifully presented and spacious, two-bedroom, second-floor retirement flat, set within a purpose-built development. Located in the leafy and sought-after residential area of Barnton, northwest of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a fitted kitchen with appliances, electric heating, double glazing, and superb storage provision including bedroom wardrobes and a walk-in store. Set quietly to the rear of the development, with leafy views from a lounge bay window, a contemporary fireplace, and light tasteful decor throughout - ready-to-move-in.

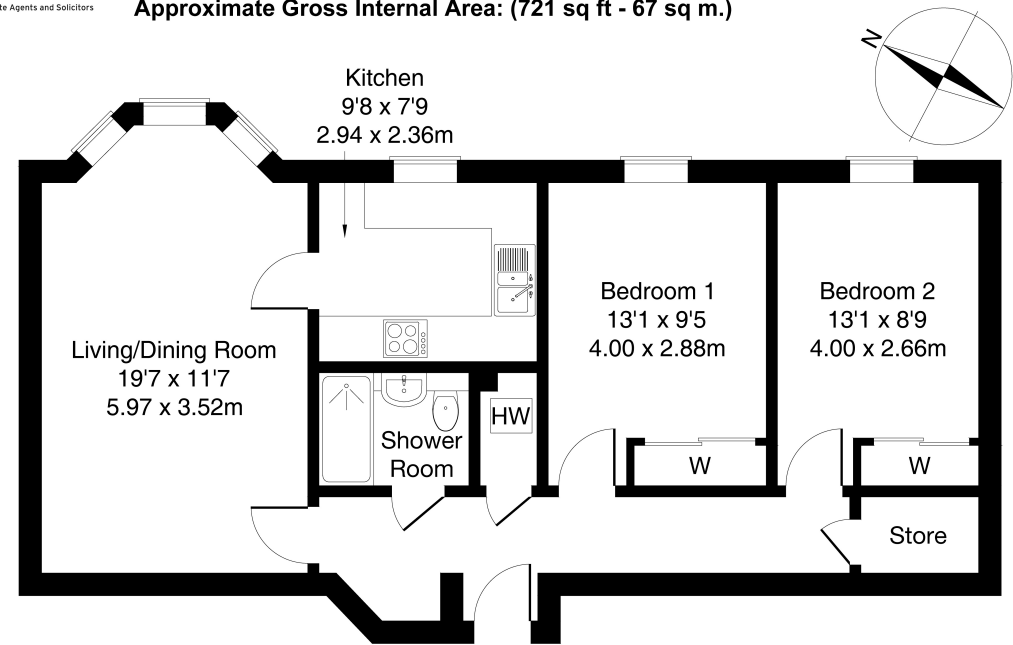
Managed by Hanover Housing Scotland Limited with a part-time house manager within the development, a 24-hour link to a care line, a residential lounge and a lift service. The development also offers private residential parking, communal garden areas and regular social events.

Subject to approval by Hanover (Scotland) Housing Association. Applicants must be capable of independent living and must be at least 60 years of age, the partner can be no younger than 55 years old.

A welcoming entrance hall offers space for outerwear and affords access throughout the majority of the property, including a walk-in store. A spacious living room features a bay window enjoying plentiful natural light, carpeted flooring, an electric fireplace and cornice plasterwork. Set off the living room, the kitchen is fitted with wall and base units, worktops, a tiled surround, a sink with drainer, an electric hob with a canopy above, an eye-level oven, and a freestanding fridge/freezer and washing machine.

Two double bedrooms are similarly well-sized and finished, with light decor, carpeted flooring and built-in wardrobes with mirror sliding doors. Completing the accommodation, the shower room is set internally off the hall, with a modern suite and a ladder-style radiator.

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Approximate Gross Internal Area: (721 sq ft - 67 sq m.)



Second Floor

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, just five miles west of the city centre. A range of local shopping and amenities are available within the area, with a Tesco Express, chemist, coffee shop, restaurant and takeaway; whilst further afield, extensive retail shopping can be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. There are excellent local leisure facilities, including both Royal Burgess and

Bruntsfield golf courses and tennis courts at Barnton Park, while the Cammo Estate and Davidson's Mains Park offer wonderful open green spaces, with Cramond Foreshore also within proximity. This west-of-city location conveniently allows for quick access to the city bypass, the central motorway network, Edinburgh Airport and the Queensferry Crossing, with regular bus services to the city centre and Fife.





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