



78/2 Barnton Park View, Barnton, Edinburgh, EH4 6HJ

**Offers Over £350,000**



78 Flat 2 Barnton Park View is a bright 2/3 bedroom ground floor flat forming part of a mature established development in the popular residential area of Barnton in the North of the City. The property boasts a dining room with balcony, master bedroom with en suite, communal gardens, gas central heating and garage.

The accommodation comprises - entrance hall; sitting room with lovely bay window allowing an abundance of natural light; bedroom/dining room with South facing balcony; kitchen/dining room; master bedroom with built in wardrobes and en suite shower room; further double bedroom with built in wardrobes; bathroom fitted with bath, shower, wc and wash hand basin.

### **Location**

Barnton is a sought after residential area to the North of Edinburgh City Centre. The area is surrounded by fine open countryside which includes the grounds of Lauriston Castle and the shores and village of Cramond just a little further afield. A first class range of shopping facilities is located at Davidson's Mains, the Gyle Shopping Centre and Craighleith Retail Park offering specialist shops plus Tesco, Sainsbury's and Marks & Spencer stores. There are a wide variety of leisure opportunities in the surrounding area including Drum Brae Leisure Centre, David Lloyd Leisure Centre, Edinburgh Zoo, Murrayfield Stadium and Royal Burgess and Bruntsfield Links Golf Courses. Frequent bus services to the City Centre and surrounding areas run from Queensferry Road, and the City bypass linking to the wider motorway network, Forth Bridges and Edinburgh International Airport are easily accessible.

### **Parking**

There is secure parking in garage for the resident and visitors' parking surrounding the building.

### **Fixtures and Fittings**

All fitted carpets and floor coverings, light fittings, curtains, blinds, hob, oven, fridge, freezer, dishwasher and automatic washing machine are included in the price of the sale. No guarantees can be given in respect to foregoing appliances/equipment.

### **Services**

The development is factored by James Gibb with an approx. fee of £285 per quarter. This covers buildings insurance, maintenance of the communal gardens, any development cleaning/repairs and electricity for garages.

### **Viewings**

Initially via the 360 Virtual Tour, physical viewings by appointment only with Truscott Property.

Council Tax Band G



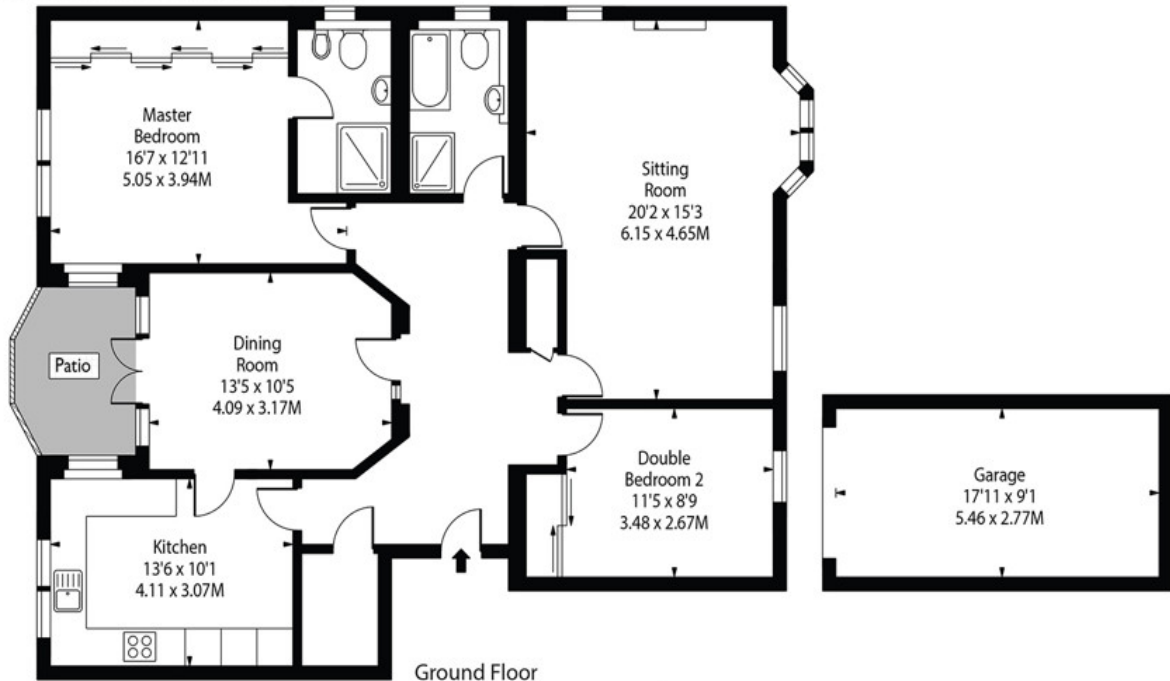
# Barnton Park View, EH4

Approximate Area = 1214 SqFt - 112.78 SqM

(Excluding Garage)

Approximate Area Of Garage= 163 SqFt - 15.12 SqM

For Identification Only. Not to Scale



Ground Floor

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

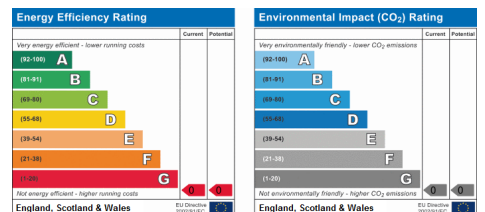
## Truscott Property

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