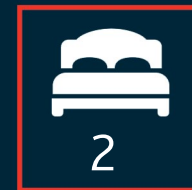




Offers over £395,000

2/5 Barnton Grove, Edinburgh, EH4 6EJ





Beautiful Two Bedroom Flat iModern Development in Prestigious Barnton Area

Situated in the prestigious Barnton area this contemporary 2-bedroom flat top/2nd floor in excellent condition offers generous living space with access to shared parking and gardens.

Accommodation comprises- Entrance Hall, Large West-Facing Living/Dining Room, Dining Kitchen; Utility/Laundry Room, Principal Bedroom with Fitted Wardrobes and En Suite Shower Room, Second Generous Double Bedroom with Fitted Wardrobes, Bathroom. Double-Glazed, Gas Central Heating, Good Storage, Lift. Residents' Off-Street Parking. Delightful Shared Gardens.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Living/Dining Room	21'5" x 16'4" (6.55 x 4.98)
Bedroom1	14'0" x 13'3" (4.27 x 4.04)
Bedroom 2	12'5" x 10'7" (3.81 x 3.25)
Kitchen	13'5" x 11'1" (4.09 x 3.40)

LOCATION

The apartment building is a modern development tucked away in a green and peaceful area on the western side of the capital. There are local shops and amenities located just moments away including a Post Office, Co-op and Pharmacy. Regular buses provide good links into the city Centre. Excellent access to The City Bypass, Queensferry Crossing, Edinburgh International Airport and the wider motorway network.

EXTRAS

White goods included in the Sale

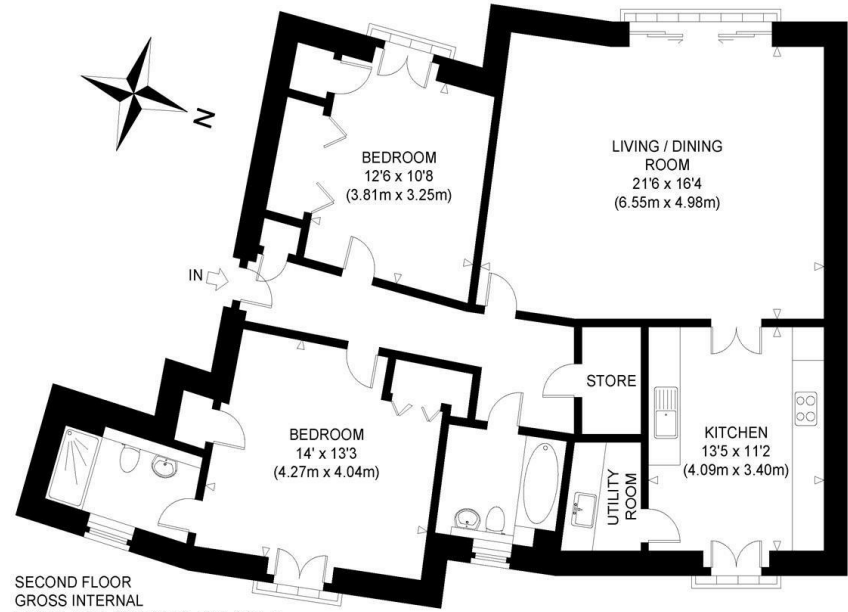
EPC RATING

B

VIEWING

By appointment, please telephone 0131 253 2986.





SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1176 SQ FT / 109.4 SQ M

BARNTON GROVE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1176 SQ FT / 109.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 Estate Agents & Solicitors

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 T: 0131 554 6244 E: estateagency.edinburgh@harpermacleod.co.uk

A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.