

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



espc

77/27 Barnton Park View, Edinburgh, EH4 6EL

1 BEDROOM | 1 BATH | EPC C

A fantastic opportunity to acquire this charming and very well presented one bedroom 1st floor retirement flat forming part of a popular retirement complex, enjoying a peaceful and sunny outlook. The communal entrance is an impressive atrium, which has secure entry phone system. The complex has lift access and attractive landscaped grounds surrounding the development with parking for resident and visitors.

The property benefits from double glazing and off peak electric storage heating throughout.

Barnton Park View is set to the west of the city centre, within the sought after residential area of Barnton. There are nearby shops, a pharmacy, post office, hairdresser while further shopping is available at Davidson Mains, Blackhall and Corstorphine. There are regular bus services to and from the city centre close by. Local recreational and leisure amenities include a choice of golf courses, Drumbrae Leisure Centre, David Lloyd Sports and the property is within easy access of M90/Forth Bridge, M8, M9, the city bypass and Edinburgh Airport.

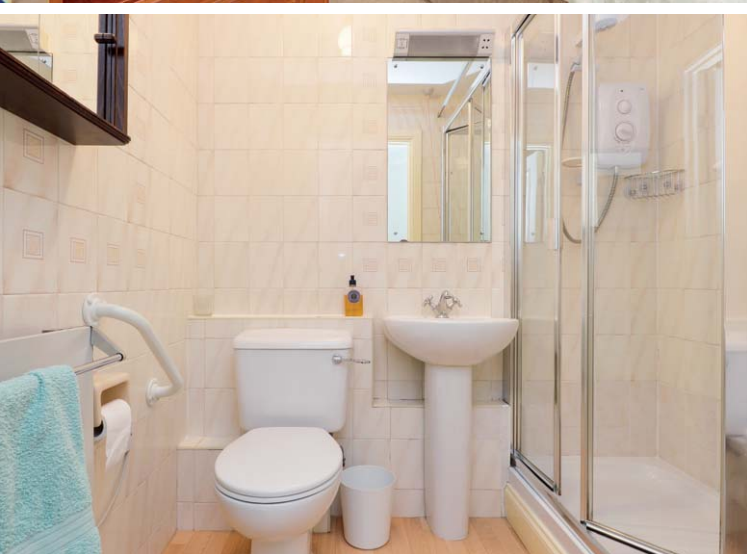
Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

- A welcoming hallway with two large walk in storage cupboards
- Great size lounge with bay window and electric fire place
- Modern fitted kitchen with Hotpoint grill/oven, induction hob, washing machine, fridge freezer and lots of storage
- Spacious double bedroom with double mirrored wardrobe storage
- Bathroom with WC, wash hand basin and electric shower with heated towel rail
- Off Peak electric storage heating and double glazing throughout
- Residents and visitors parking
- Fitted carpets throughout lounge, hallway, and bedroom with vinyl flooring in kitchen and bathroom
- Part-time House Manager
- 24 hour emergency pull cord alarm service

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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

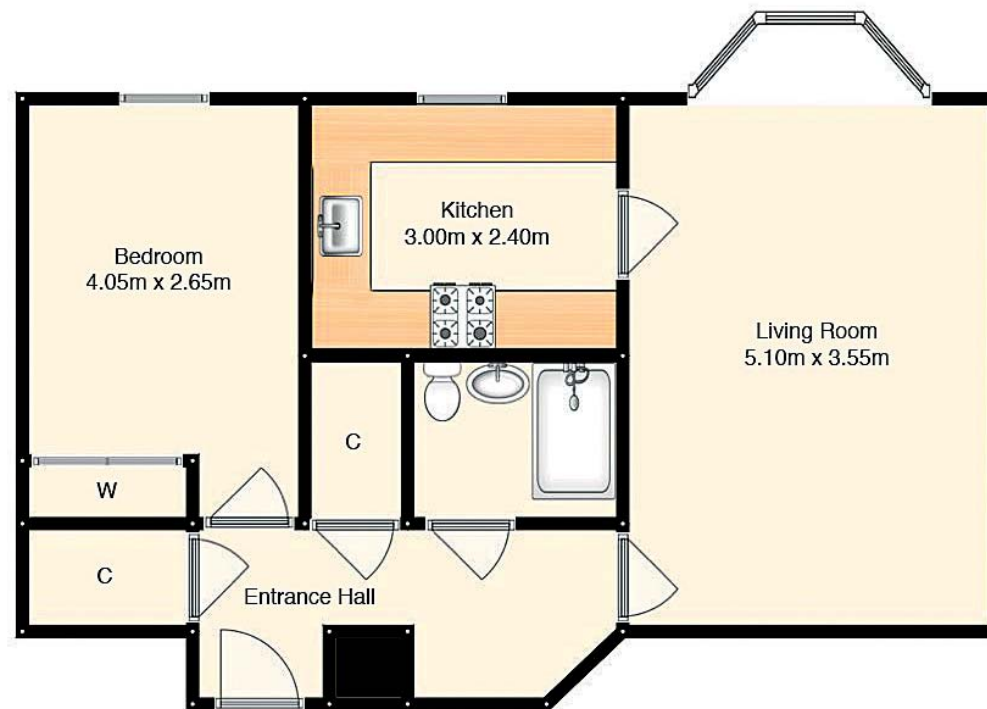
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
49.5m²

