

# 34/4 Barnton Avenue West

BARNTON, EDINBURGH, EH4 6DE



*WELL APPOINTED THREE BEDROOM GROUND FLOOR  
FLAT OVERLOOKING THE ROYAL BURGESS GOLF COURSE*



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McEwan Fraser Legal is delighted to present this well-appointed three-bedroom ground-floor flat in excellent condition. The property overlooks one of the city's most prestigious golf courses, The Royal Burgess.





Inside, the property comprises of a spacious living area which is flooded with natural light from the floor-to-ceiling windows and offers various possibilities for furniture arrangements.





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The fully equipped kitchen/dining area, crafted to an exceptional standard upon the property's completion, was designed by Poggenpohl. It features high-end appliances, Corian countertops, and fully integrated fixtures. The space opens onto a private, covered terrace that offers stunning views of the golf course.





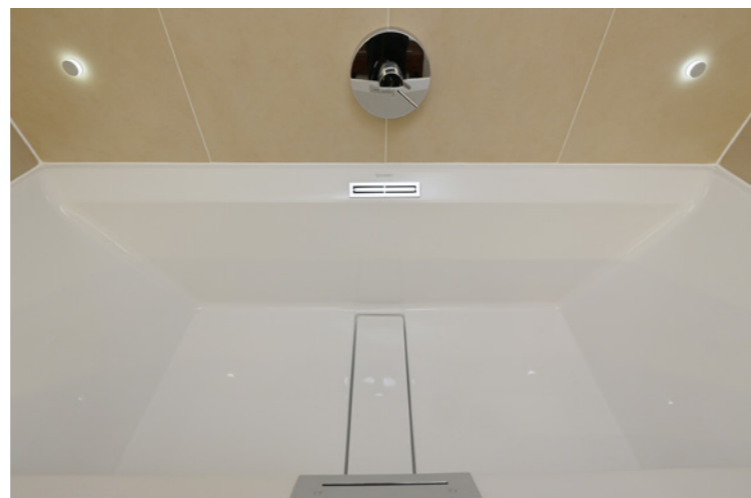
The home has three generous double bedrooms ranging from the master bedroom which has a large en suite bathroom, walk-in wardrobes and excellent space for a range of bedroom furniture whilst bedroom two also offers integrated wardrobes and a further en suite shower room and lastly bedroom three has integrated wardrobes and is a generous double.





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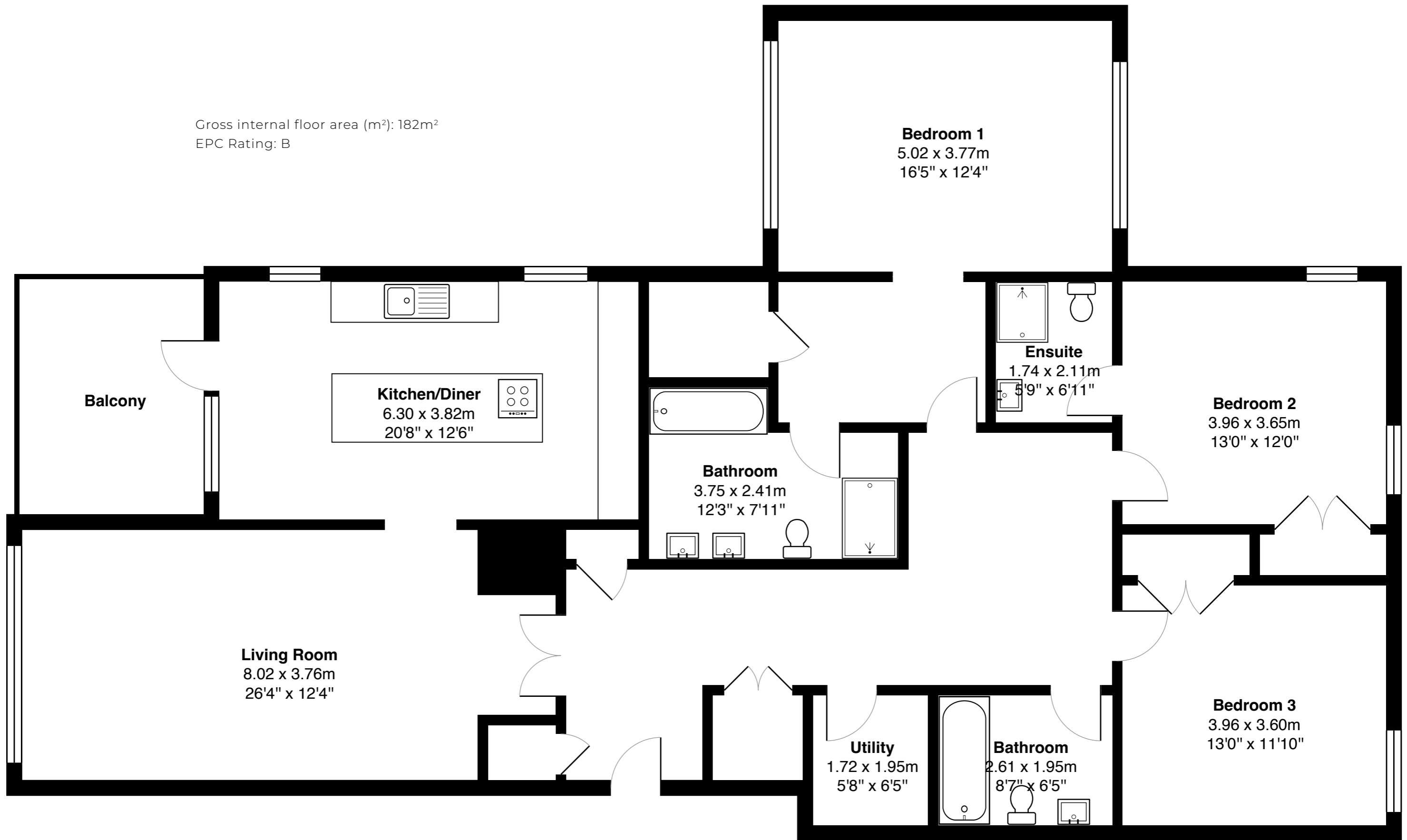




There is a main family bathroom, and two en suites which are all finished to a high quality and welcome new ownership. The property boasts extensive storage from a utility room to multiple hall cupboards and even a secure external store room.



Gross internal floor area (m<sup>2</sup>): 182m<sup>2</sup>  
EPC Rating: B



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In addition to this, the property benefits from being in a secure gated development, private and allocated resident parking with two parking spaces, gas central heating, and modern glazing. It is positioned favourably, making it a highly sought-after location with a peaceful outlook.



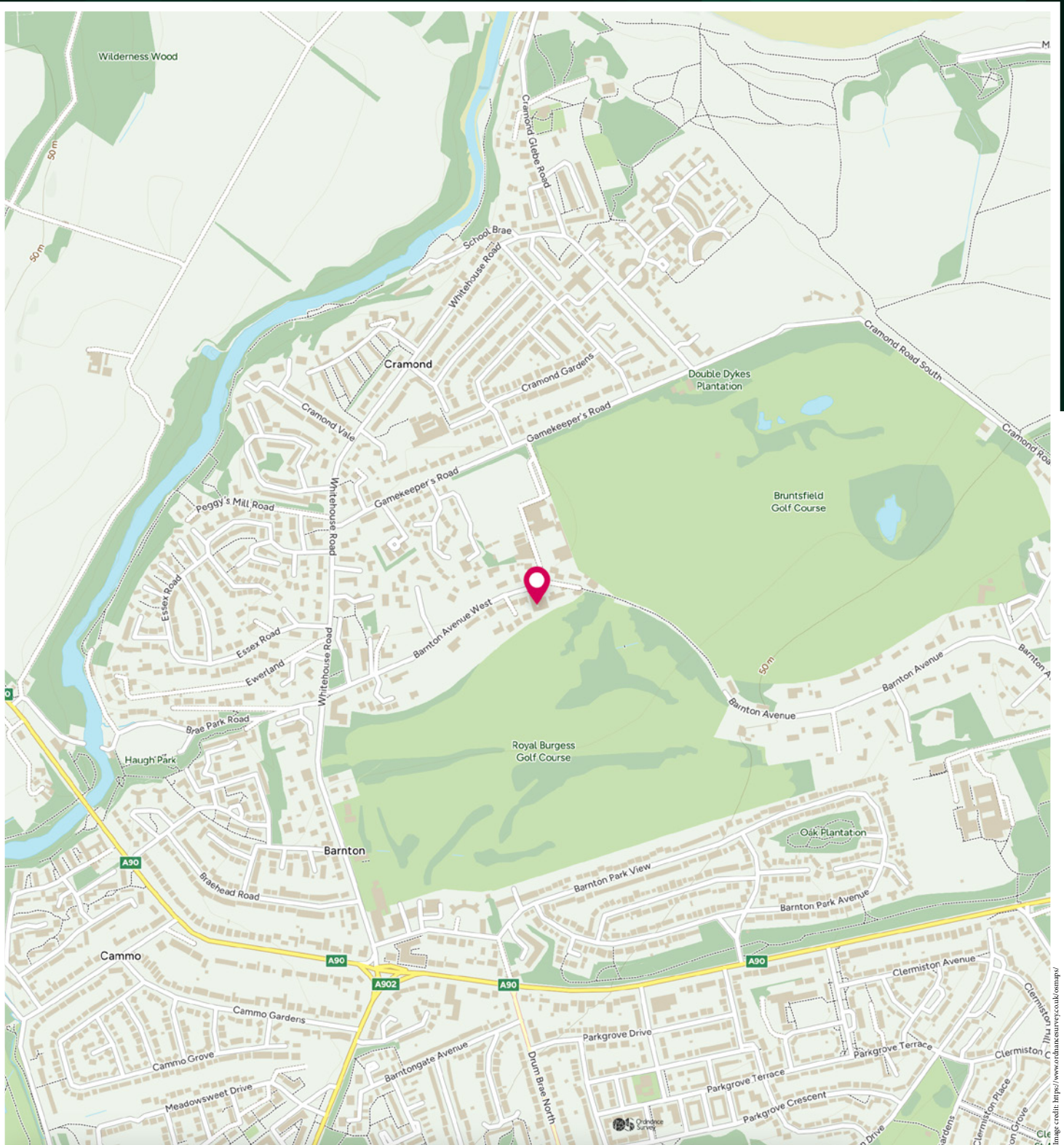


Barnton is located in a popular and much sought after established residential area in a north western district of the city. The area is well served by local amenities including schools, shops and recreational facilities. Good shopping facilities are available in Davidson's Mains and here a variety of shops, including a Tesco store, are to be found.

The local authority schools in the area include Cramond Primary and the well renowned Royal High Secondary School. In the private sector, Stewarts Melville and Mary Erskine are easily accessible. Recreational facilities include Bruntsfield Golf Club and the Royal Burgess Golf Courses with water sports and delightful walks at Cramond.

The Gyle Shopping Centre, the City By-pass, Edinburgh Airport and the M8 and M9 Motorway Networks are all only a short drive from the property. Regular public transport connects to and from the city centre and surrounding areas.





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