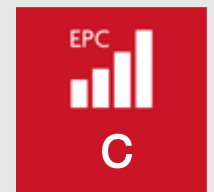
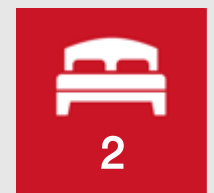
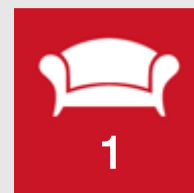




Thorntons 
The right way to move

77/19, Barnton Park View,
Edinburgh EH4 6EL





Summary

Very spacious first-floor retirement flat set within a well-maintained modern development in the popular Banton district of Edinburgh. The property benefits from lift access, attractive communal areas, residents' and visitors' parking, and beautifully maintained landscaped grounds with lovely open outlooks from the main living space. Internally, the accommodation includes a bright bay-windowed sitting/dining room, a good-sized kitchen, two double bedrooms with built-in wardrobes, and a bathroom with electric shower. The flat also offers generous storage, including a large hall cupboard and a separate cupboard housing the water tanks. The property features electric panel and storage heating and newer style double glazing. A monthly service fee of approximately £230 is payable to Myreside Management.

Features

- Spacious first-floor retirement flat with lift access
- Bright bay-windowed sitting/dining room with open outlooks
- Two generous double bedrooms with built-in wardrobes
- Good-sized fitted kitchen with ample workspace
- Large entrance hall with excellent storage cupboards
- Well-maintained communal lounge at ground floor entrance level
- Beautifully landscaped communal grounds
- Newer style double glazing throughout
- Residents' and visitors' parking available
- Electric panel and storage heating, EPC C

Room Measurements

Living/Dining Room 19'2" x 11'6" (5.83m x 3.50m)

Kitchen 9'9" x 7'10" (2.97m x 2.38m)

Bedroom 1 13'2" x 9'7" (4.00m x 2.93m)

Bedroom 2 13'2" x 8'9" (4.00m x 2.66m)

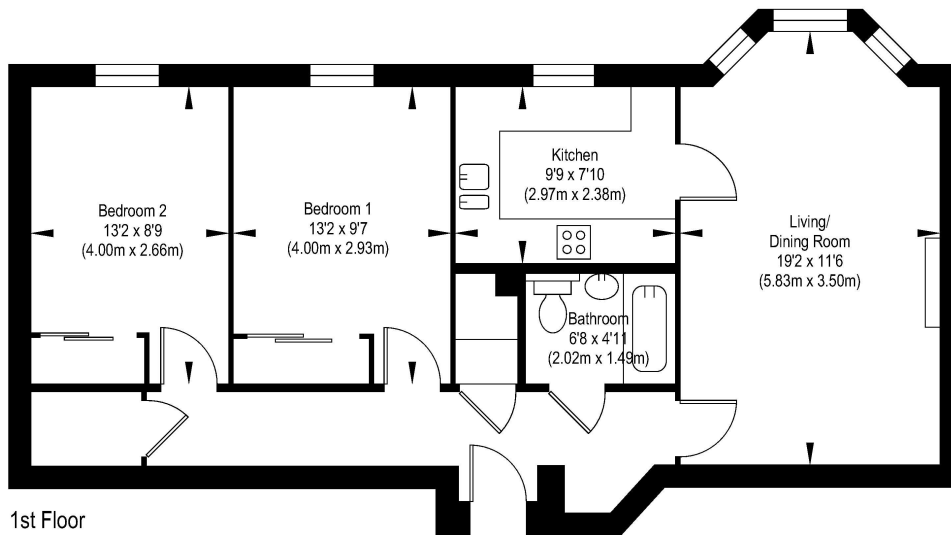
Bathroom 6'8" x 4'11" (2.02m x 1.49m)



Floorplan



Approx. Gross Internal Floor Area 65 Sq M / 701 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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