



A bright and spacious south facing second floor flat situated within an assisted living development

 2 Bed     1 Bath     1 Reception

A bright and spacious south facing second floor flat situated within an exclusive McCarthy & Stone assisted living development, located in the highly regarded area of Barnton. This modern development was designed for the over 70's to offer the opportunity to live independently with the benefit of care staff available 24 hours a day. Features include home cooked lunches in the restaurant, a resident's lounge, dining room, sun room, wonderful roof terrace, laundry room and a guest suite. Uniquely within this development there is also an on-site hairdressing salon.

Residents have the opportunity to socialise on many occasions throughout the year with activities for everyone. Flat 43 is a superb property which is offered in walk in condition throughout and enjoys an open outlook with views towards the Pentlands.

The property is entered via a welcoming hallway with two storage cupboards. The spacious living room/dining room has a feature fireplace, Juliet balcony and storage cupboard. There is a modern fitted kitchen, a principal bedroom with built in mirrored wardrobes, a second double bedroom/study with a window to the front, and a spacious bathroom with bath and shower area. Further benefits include a secure door entry system, a lift, full double glazing and an electric heating system. The development is factored by Your Life and a monthly cost of approximately £1027 is payable which includes the 24 hour emergency call system, buildings insurance, maintenance of the communal areas, and upkeep of the communal gardens.

Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

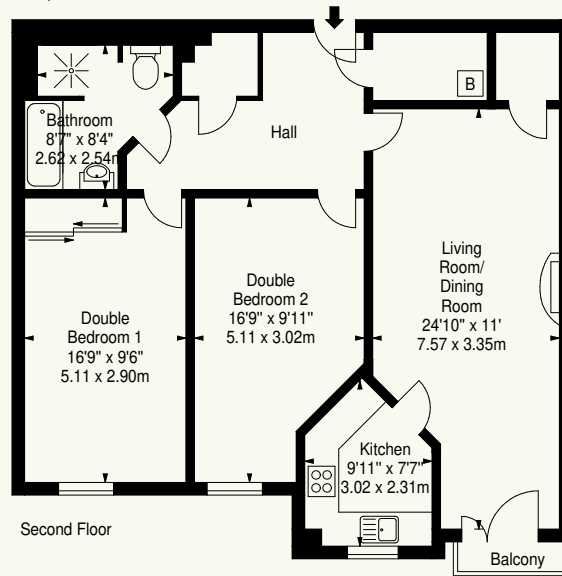
- Lift
- Welcoming hallway with two storage cupboards
- Spacious living room/dining room with Juliet balcony
- Modern fitted kitchen
- Principal bedroom with built in wardrobe
- Second double bedroom/study
- Bathroom with bath and shower area
- Electric heating
- Double glazing
- EPC Rating B

Offers in the Region of £250,000

Barnton Grove,  
Edinburgh,  
Midlothian, EH4 6EZ



Approx. Gross Internal Area  
884 Sq Ft - 82.12 Sq M  
For identification only. Not to scale.  
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Barnton is a prestigious residential area of the city, lying approximately 4 miles north west of the capital's centre. Bordered by the historic village of Cramond to the north and Blackhall/Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. There are local shops at the Barnton junction including, a Scotmid, a café/gift shop, a pharmacy and a Post Office and further shops on Queensferry Road include a branch of Tesco, a Bakery and a Wine Merchant. The village of Davidsons Mains is within a few minutes and plays host to a number of independent shops, hostelryes/ popular eateries and a Tesco Metro. Both the Gyle and Craighleith outlets are within a short drive. The village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. Here, there is a thriving sailing club and cafes popular with walkers, joggers and cyclists. Nearby Dalmeny Estate boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess. There are frequent bus services from Whitehouse Road and Queensferry Road into the city centre and Queensferry Road also provides a direct link with Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

FOR VIEWING:

**By appointment only**

Contact Lindsay on:

☎ 0131 229 4040

✉ [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk)

🌐 [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.