



Excellent property for those seeking a relaxed and sociable retirement lifestyle



Set in the sought-after area of Barnton, this attractive two-bedroom, third floor retirement flat enjoys a particularly pleasant and peaceful position at the rear of the development, overlooking the beautifully maintained communal garden grounds. The development is entered via a welcoming communal entrance, leading to a bright and spacious residents lounge, providing an ideal space for residents to relax and socialise. The private hallway offers good storage and gives access to the loft, providing useful additional storage space. The comfortable lounge features an electric fire and attractive bay window, taking full advantage of the lovely outlook over the communal gardens. The kitchen is fitted with a range of modern units, complemented by appliances, attractive tiling and pleasant views. There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and lovely views. The shower room is fitted with a walk-in shower, vanity unit and extractor fan. Residents also benefit from residents' parking and a communal Sky dish. Barnton is a popular residential area with excellent transport links, offering easy access to Edinburgh city centre by bus, with bus services also providing convenient connections to Fife.

The development offers excellent facilities for residents, including a part time House Manager, Appello digital telecare system (2 wearable pendants per flat), a residents' lounge, refuse chute and a lift access to all floors. Residents must be aged 60 or over (one resident must be at least 60 years of age and the other at least 55).

Key Features

- Communal entrance
- Hallway with storage/access to loft
- Lounge
- Kitchen
- Two double bedrooms
- Shower room
- Partial storage heating and electric panel heating
- Double glazing
- Residents parking and communal grounds

The development is factored by Myreside Management Ltd - approx. £195 per month and includes buildings insurance, Appello telecare system, House Manager, lift maintenance and upkeep of the communal areas. There is also a Barnton Park View Proprietors' Association, run by residents, which liaises with the factor, organises social events and encourages suggestions to enhance the development.



Barnton

This appealing retirement flat offers comfortable accommodation in a peaceful setting, together with excellent communal facilities, attractive garden grounds and convenient transport links, making it an ideal choice for those seeking a relaxed and sociable retirement lifestyle. The development is situated in the prime residential area of Barnton which is well served by local retailers including and specialist retailers can be found only a short drive away at The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine. A wide range of leisure and recreational facilities are close at hand including The Royal Burgess and Bruntsfield Golf Courses, Drum Brae Leisure Centre, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the city. The area is well served by the local public transport system with frequent links to the city centre and surrounding areas.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£210,000

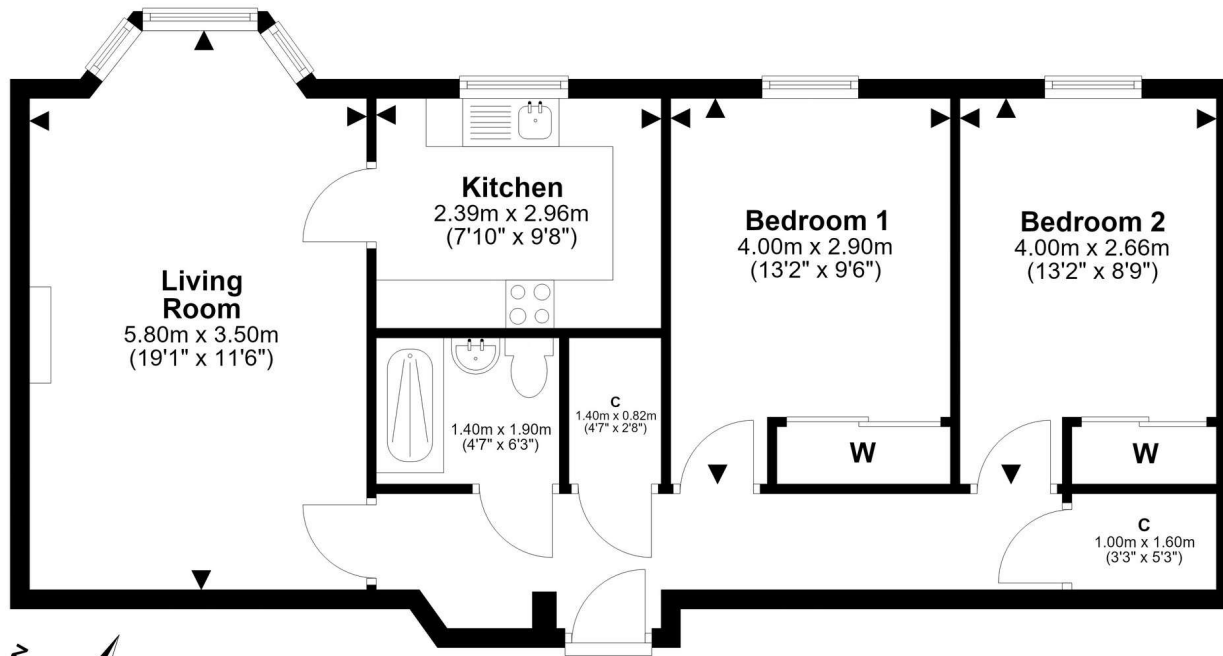
EPC Rating

D

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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