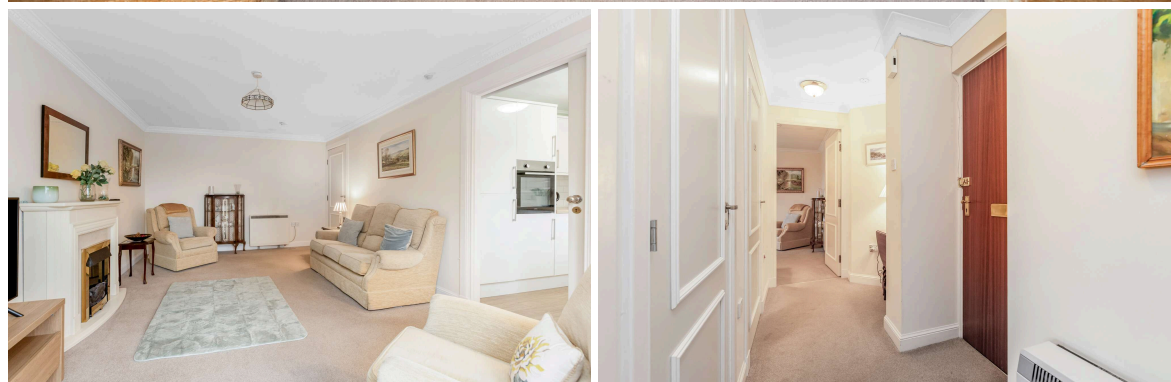




77/58 Barnton Park View
BARNTON | EDINBURGH | EH4 6EL


warners
solicitors & estate agents



77/58 Barnton Park View

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Well-presented one-bedroom flat forming part of an established retirement development in the sought-after suburb of Barnton, west of Edinburgh's city centre.

The spacious living room boasts an elegant fireplace and is flooded with natural light through large bay windows. Adjoining the reception space, the separate, modern fitted kitchen is well-appointed with generous cupboard storage. The bedroom is a well-proportioned double featuring a mirrored, integral wardrobe. Additional storage is provided by cupboards off the entrance hallway, and a stylish, contemporary shower room with a three-piece white suite completes the internal accommodation.

Offering exceptional peace of mind, the property benefits from an integrated emergency alarm system alongside the support of a part-time on-site building manager. Residents also enjoy lift access, a welcoming communal lounge, shared landscaped grounds, and private residents' parking. The development is ideally located for effortless access to public transport links and day-to-day amenities.

- Well-presented one-bedroom retirement flat in a highly desirable location
- Bright, spacious living room with feature bay window
- Contemporary fitted kitchen and modern three-piece shower room
- Generous double bedroom with integrated mirrored wardrobe
- Practical hallway storage
- Emergency alarm system and part-time on-site manager
- Residents' lift access, communal lounge, and landscaped grounds
- Private residents' parking

Energy Rating C. Council Tax band D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all blinds and curtains, all integrated kitchen appliances. All furniture is available by separate negotiation.

Factor fee of approximately £195 per month.

Barnton is widely regarded as one of Edinburgh's finest residential districts, set amidst open countryside with the historic village and waterfront of Cramond just a short distance away.

The immediate area boasts a vibrant local dining scene, with recent additions such as Herringbone and Starbucks providing convenient spots to meet and socialise. Everyday essentials are well catered for, with a local pharmacy close at hand and medical practices nearby at Cramond. Extensive retail options are within easy reach at Davidson's Mains, the Gyle, and Craighleith Retail Parks-home to Sainsbury's and Marks & Spencer. For travel further afield, the location offers seamless access to Edinburgh Airport, the Queensferry Crossing/Forth Road Bridge, and the M8, M9, and M90 motorway networks.

