

SIMPSON & MARWICK

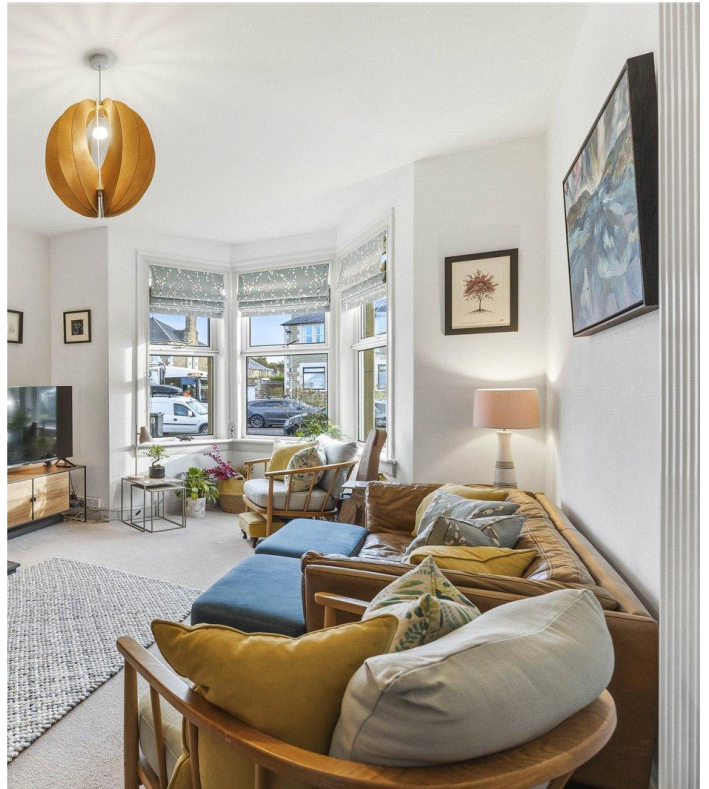


22 Parkgrove Avenue, Barnton, Edinburgh, EH4 7QJ



EPC: C (70)
Council Tax - D

Immaculate 2-bedroom lower flat in Edinburgh's desirable Barnton area, ideal for modern living.



- 2 double bedrooms
- Spacious lounge
- Modern kitchen
- Induction hob
- Dining room access
- Private garden office
- Double glazing
- Gas central heating
- Excellent condition
- On-street parking

This beautifully presented lower flat offers modern living in the desirable area of Barnton, Edinburgh.

The ground floor features a spacious lounge with a bay window and feature fireplace, providing a warm and inviting atmosphere. The well-equipped kitchen includes a fan oven, integrated dishwasher, fridge/freezer, and induction hob, perfect for culinary enthusiasts. Adjacent to the kitchen, the dining room offers direct access to the private garden, creating a seamless flow for indoor-outdoor entertaining. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A modern bathroom with a mains shower and a three-piece suite completes the interior layout.

Externally, the property benefits from a private front and rear garden, with the rear garden South-West facing maximising the sunlight and offering a fully powered garden office with WiFi, ideal for home working. The property is finished with double glazing and gas central heating, ensuring comfort and efficiency. Convenient on-street parking is available. The flat is in excellent condition and ready for immediate occupancy. Please note that other items may be available through separate negotiation.

Location

Situated in the sought-after Barnton area, this property is conveniently located close to a range of local amenities, including shops, restaurants, and excellent schools. The area provides easy access to the City Centre via Queensferry Road, offering a straightforward commute with frequent bus services and driving routes connecting to various parts of Edinburgh. Barnton offers a tranquil residential setting while being within close reach of the city's vibrant attractions.

Fixtures and Fittings

All blinds, both wardrobes and light fittings (not including light shades) are included in the sale. Other moveable items are by separate negotiation.

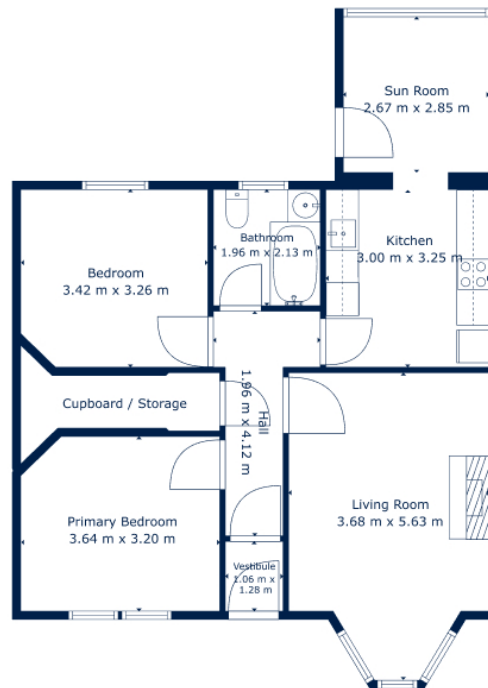
Viewing Details

By appointment contact Simpson & Marwick.



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For Identification purposes only.
Not to scale.

22 Parkgrove Avenue
Barnton, Edinburgh, EH4 7QJ

Approx. Gross Internal Area:
785.765 Sq Ft (73 Sq M)

Simpson and Marwick

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