



Malcolm Jack
& Matheson

30/10 BARTON GROVE
EDINBURGH, EH4 6EJ



OFFERS OVER
£335,000

**RARELY AVAILABLE 2 BED MODERN FLAT IN POPULAR
DEVELOPMENT WALK IN CONDITION AND
ALLOCATED PARKING SPACE**

Entrance Hall
Hall
Lounge
Dining Kitchen
Two Double Bedrooms
Master ensuite and dressing room
Modern Bathroom
Landscaped communal garden grounds
Lift
DG & GCH
Allocated Parking Space
EPC Rating B



SITUATION

Barnton lies approximately 4 miles northwest of the centre of Edinburgh. Barnton has a variety of good amenities including a Scotmid, a café, Hairdresser and Post Office and further shops on Queensferry Road including a branch of Tesco, a Bakery, a Wine Merchant and a Restaurant.

Both the Gyle and Craigleith outlets are within a short drive and the village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. The local Golf Clubs include Bruntsfield, Silverknowes and the Royal Burgess.

Nursery through to senior schooling is available at Cramond Primary and The Royal High School, both of which have an excellent academic reputation. Cargilfield Preparatory School is also within walking distance and many of the city's private schools are within a short drive.

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.

PROPERTY

This property is a second-floor flat offering immaculate spacious walk in accommodation and is situated within a modern sought-after development beside the Royal Burgess Golf Course and is within walking distance of public transport

to Edinburgh's city centre. Access to the property is via a secure communal entrance and a well-maintained communal staircase with lift.

The property benefits from double glazing throughout, gas central heating and is in walk in condition. There are excellent storage facilities throughout including a dressing room off the master bedroom and built-in wardrobes in the second bedroom. The lounge is south facing, and the dining kitchen is perfect for entertaining.

The development is surrounded by well-maintained landscaped communal garden grounds and there is an allocated parking space as well as visitor parking.



ACCOMMODATION

ENTRANCE HALL 4.45m x 2.83m (14'7" x 9'4")

Two storage cupboards. Radiator: Carpet.

HALL 2.82m x 1.90m (9'3" x 6'3")

Entryphone handset. Radiator: Carpet.

LOUNGE 4.60m x 4.33m (15'1" x 14'2")

South facing lounge with window to front. Radiator: Carpet.

DINING KITCHEN 4.55m x 3.41m (14'11" x 11'2")

Modern fully fitted kitchen with integrated sink and drainer; fridge/freezer; electric hob, double oven, chimney style cooker hood, dishwasher and washing machine. Window to front. Antico flooring.

BEDROOM ONE 4.57m x 2.94m (15' x 9'8")

Spacious double bedroom with window to rear overlooking the Royal Burgess golf course. Radiator: Carpet.

DRESSING ROOM 2.87m x 1.14m (9'5" x 3'9")

Built in double and separate single wardrobe. Carpet.

ENSUITE SHOWER ROOM 2.97m x 1.30m (9'9" x 4'3")

Modern three-piece suite comprising walk in shower with mixer shower; built in vanity unit with integrated wash hand basin and WC. Shaver point. Chrome heated towel rail. Vinyl tiled flooring.

BEDROOM TWO 3.95m x 2.99m (13' x 9'10")

Spacious double bedroom with window to front. Built in double wardrobes. Radiator: Carpet.

BATHROOM 2.42m x 1.81m (7'11" x 5'11")

Modern white three-piece suite comprising bath with mixer shower and screen, built-in vanity unit with integrated wash hand basin and WC. Heated towel rail. Tiled flooring.

FACTOR CHARGES

Charles White are the factors of the development. Factoring covers buildings insurance and maintenance/lighting of the building, gardens, shared areas and lift.

EXTRAS

All fitted carpets, floor coverings and fixtures are included in the sale together with the integrated kitchen appliances.

VIEWING

Contact Malcolm Jack & Matheson.

ENTRY

Entry by mutual arrangement.

OFFERS

Notes of Interest and Offers on this property should be submitted directly to Malcolm Jack & Matheson by calling 01383 723444 or faxing 01383 730672.

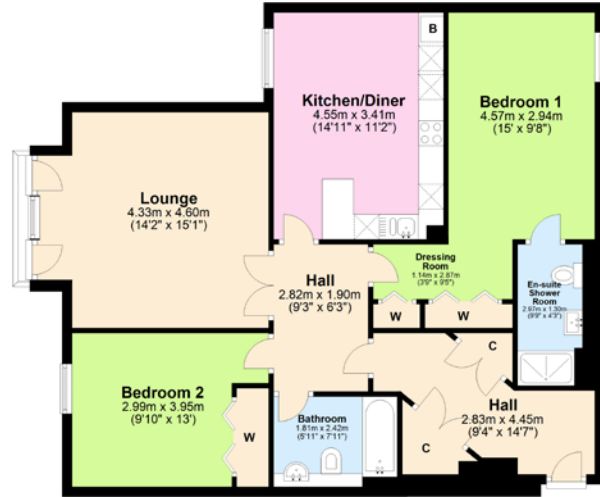
Interested parties are advised to instruct their Solicitor to note interest on this property in order to be advised of any closing dates which may be set. A note of interest holds no contractual obligations for either the purchaser or the seller.

As this is an executry sale we have been unable to verify certain information. In particular, none of the services and or fittings and equipment have been tested and no warranties of any kind can be given.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.



Second Floor
Approx. 91.6 sq. metres (986.3 sq. feet)



Floor plan by Mille Doolley photo 97730560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

VALUATION

Thinking of selling? What is your property worth? We shall be delighted to visit your property, without obligation, to provide you with a Pre-Sale Valuation and Fee Estimate and to discuss our marketing policies. Please contact our Property Manager at Malcolm Jack & Matheson on 01383 723 444.

FINANCIAL ADVICE

Need help organising a mortgage or any other financial advice? We can recommend a financial adviser for all your mortgage and financial needs. Please contact 01383 723 444 for further information.

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