















86C, Barntongate Drive,
Edinburgh, Midlothian, EH4

Offers Over: £165,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: C
EPC Rating: C

Situated within the highly desirable residential area of Barnton, this attractive one-bedroom flat offers bright, spacious and well-presented accommodation, complemented by a leafy setting, excellent storage throughout and the valuable addition of a private single garage, free parking and no factor fees.

Presented in move-in-ready condition, the property benefits from modern interiors, generous room proportions and large windows which allow plenty of natural light to flow throughout. It represents an excellent opportunity for first-time buyers, professionals, couples or buy-to-let investors.

The accommodation comprises a welcoming entrance hallway with useful built-in storage, leading to a bright and generously proportioned living room. Featuring twin windows, this versatile space offers ample room for comfortable lounge furniture, a dining area and a dedicated home-working or study space.

The modern fitted kitchen is well appointed, offering a good range of storage units, generous worktop space and integrated cooking facilities. The spacious double bedroom benefits from fitted wardrobes, providing excellent built-in storage, while a contemporary shower room completes the accommodation.
Further benefits include gas central heating and double glazing, ensuring warmth and comfort throughout the year.

Externally, the property enjoys access to well-maintained communal garden grounds, providing attractive outdoor space within a pleasant, leafy setting. A private single garage offers secure parking or valuable additional storage, with further free parking available.

Location:

Barntongate Drive is quietly situated within the highly desirable residential area of Barnton, west Edinburgh. The area offers an excellent range of local amenities, including shops, a post office, pharmacy, coffee shops and bakery, with further extensive shopping facilities available at The Gyle, Craigleith Retail Park and Hermiston Gait. The property is ideally placed for access to local schooling, golf courses, Drum Brae Leisure Centre and the picturesque waterfront at Cramond and Silverknowes. Edinburgh city centre, Edinburgh Airport and the City Bypass are all easily accessible, with regular public transport links providing convenient connections to the surrounding areas.

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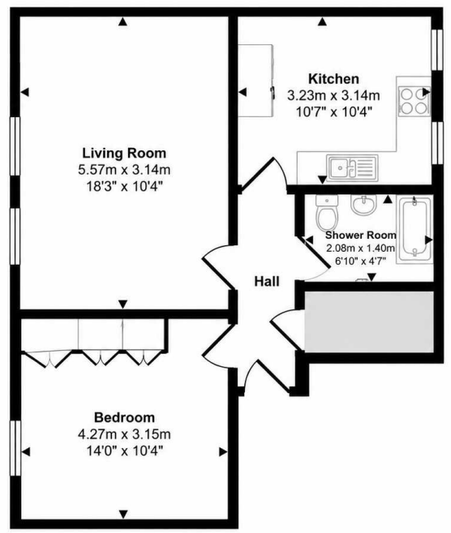
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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