

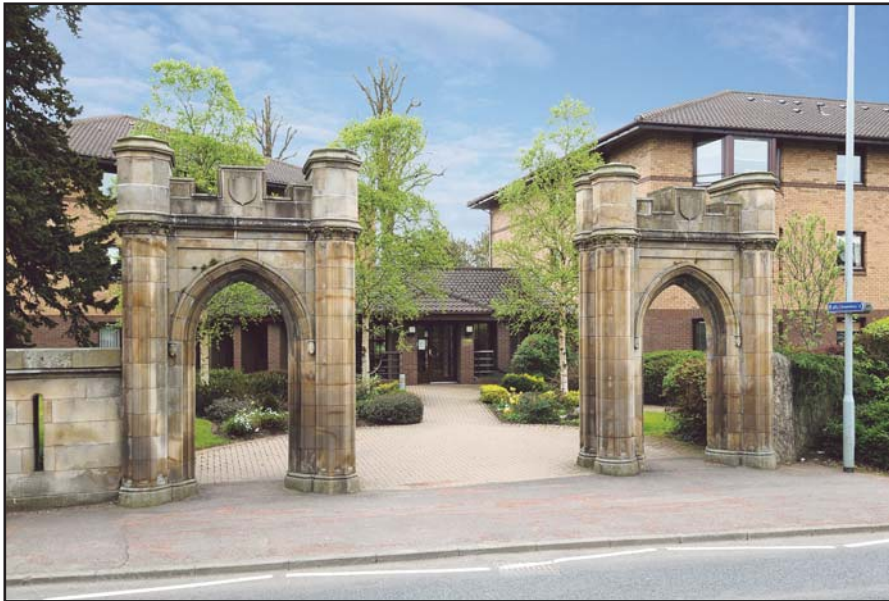
MORTON FRASER

SOLICITORS



BARNTON
2/36 Barnton Avenue West EH4 6EB

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BARNTON

2/36 Barnton Avenue West EH4 6EB

VIEWING:

By appointment telephone
0131 247 1010

PRICE:

Offers Around £135,000



Well maintained first floor retirement flat within in a popular development managed by Hanover Housing. The flat is located in the sought after area of Barnton, close to local amenities. The accommodation is in good order throughout and comprises:- hall with two good sized storage cupboards; spacious living room/dining room with bay window; fitted kitchen with a good range of top and base units with drawer storage, space for electric cooker and automatic washing machine and integrated fridge freezer. Double bedroom with built-in wardrobe with fitted shelf and hanging rail having mirror-fronted sliding doors. Single bedroom with deep storage cupboard having fitted shelving and hanging rail. Bathroom

with three piece suite with Mira electric shower over bath, electric light and shaver point. The development has the benefit of a Residents lounge, house manager and out of hours call assistance. The development sits in landscaped gardens with seating areas.

LOCATION:

This property is located in the popular residential area of Barnton. Close to the Queensferry Road it provides easy access both to the city centre and the A90 leading to the Forth Road Bridge and all routes west. There are local shops within the Barnton area. There are several golf courses within the area and moorings at Cramond with a pleasant riverside walk towards Silverknowes.

GARDENS:

The property has well tended communal gardens with bench seating areas, lawn areas and planted borders which house a variety of plants, shrubs and trees.

PARKING:

There are residents' parking bays within the development.

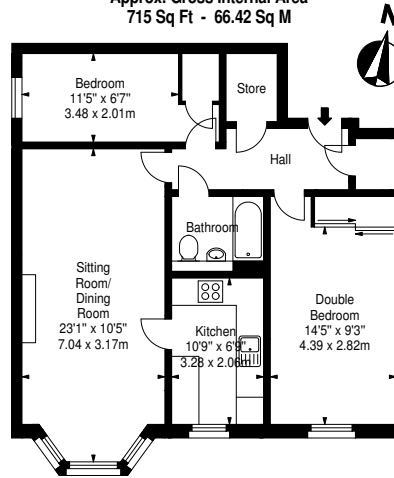
INFORMATION NOTES

The development is factored by Hanover Housing and has a communal residents' lounge area. The development also has the benefit of a house manager service between the hours of 8.30am - 1.30pm and afterwards via a tele-care system.

Please note this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.



Barnton Avenue West, EH4 6EB
Approx. Gross Internal Area
715 Sq Ft - 66.42 Sq M



MORTON FRASER LLP

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Tel: 0131 247 1010

1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

