



FLAT 2, 39 BARNTON AVENUE WEST  
EDINBURGH, EH4 6DF

A & W M URQUHART  
SOLICITORS

**FLAT 2**  
**39 BARTON AVENUE WEST**  
**EDINBURGH**  
**EH4 6DF**

**FIXED PRICE £825,000**

Luxury split-level ground floor flat, part of an exclusive new development, quietly located in the much sought-after exclusive residential district of Barnton.

**ACCOMMODATION COMPRISES:**

entrance hall, open-plan livingroom/dining-room/kitchen/breakfastroom, master bedroom with ensuite, two further double bedrooms, one at lower level with adjacent showerroom, family bathroom, utilityroom. Extensive cupboard and storage space. Three private balconies. Private single garage and store. Private parking space. Full gas central heating. Hard-wired smoke detector with battery back-up. Video entry system and approved and certified alarm system. Shared landscaped grounds.

**VIEWING: STRICTLY BY APPOINTMENT WITH SELLING AGENTS - TELEPHONE 0131 556 2896.**

**SITUATION**

Barnton Avenue West is a delightful and exclusive residential street situated off Whitehouse Road in the desirable residential district of Barnton to the north-west of the city. Local shopping facilities are available nearby on Whitehouse Road, with more extensive local shopping at Davidson's Mains. The Gyle Shopping Centre, which houses a Marks & Spencer superstore and many other major retailers, is also conveniently close at hand.

There are regular bus services to the City Centre and other parts of town and the area is conveniently placed for access to Fife and the north, and also via the Maybury roundabout to the airport, the M8 and the west, and to the City Bypass for convenient links to the east and south of the city. Nearby leisure amenities include the private Royal Burgess and Bruntsfield golf courses, the River Almond Walkway, and walks along the shores of the Forth at Cramond. Overall this is a highly convenient and desirable location.

**DESCRIPTION**

The property has been completed to an exacting specification with high quality fittings and fixtures throughout. The hallways, lounge, dining area and kitchen boast solid hardwood flooring in maple, and the bedrooms are fitted with 100% wool Berber carpets in cream. All internal doors are in crown-cut European oak. The kitchen is well fitted with quality units by Kitchens International, with granite worktops and fully integrated Siemens appliances. The bathroom, showerroom and ensuite feature Villeroy & Boch Central Line vanity units with Rondo counter-top basins. The balconies all have decked flooring and external lighting, and stainless steel railings. The radiators throughout the property are vertical designer-style Opus 21 radiators by Barlo with individual thermostatic controls. There is an Intelligent Homes System providing structured cabling throughout with a cabling platform for data, TV, telephone speaker points and volume control throughout the property. There is a facility for a fully integrated 5:1 home cinema in the lounge. The apartment benefits from full gas central heating, a security system and video entryphone system. There are three private balconies and the extensive shared gardens are fully enclosed and landscaped with walkways, seating areas and feature lighting, the access ramp leading to the garages benefiting from thermostatically controlled heating.

**ACCOMMODATION**

An outer glazed door with secure video entryphone system gives access to the feature entry area, with tiling to floor and walls. From here, access to other floors of the building is by either eight-person passenger lift (by Kone) or by the carpeted common landings and stairs.

**ENTRANCE HALLWAY**

Timber door with glazed panels gives access to the lower hallway within the apartment which in turn leads to Bedroom 3 and the lower-level showerroom, and to eight steps up leading to the upper hallway. Alarm control panel.

Well-proportioned breakfasting area with pendant light-fitting. Radiator. Double power-point and media outlet.

**UTILITY ROOM**

**(OFF KITCHEN)**

**2.1M X 1.5M (6'11" X 4'11")**

Fitted with cream base unit storage with co-ordinating laminate worktop with Franke single-bowl stainless steel sink and drainer and chrome lever tap. Siemens free-standing washer and separate tumble drier. Small cupboard housing gas meter. Extractor fan. Double power point. Central heating control panel. Amtico flooring. Window.

**UPPER HALLWAY**

Accessed by eight steps leading from the lower hallway, with low-level feature lighting, giving access to all remaining apartments. Recessed ceiling downlighters. Smoke alarm. Video entryphone control. Radiator.

Walk-in carpeted cupboard with light, housing Vokera central heating boiler with pressurised system and large hot-water storage tank. Shelving.

Further walk-in carpeted cloaks cupboard with light. Coat-hooks. Cupboard (housing electricity meter and fuse-box) with shelf over. Intelligent Homes System controls. Four double power-points and media points.



**MASTER BEDROOM 5.53M X 3.01M (18'2" X 9'11")**

Large double bedroom with full-length windows incorporating patio doors leading to a balcony overlooking the rear gardens. Recessed ceiling downlighters. Two radiators. Four double power-points. TV aerial point and media outlets. Fitted carpet.

Dressing room off, housing wardrobes designed and fitted in maple and glass by Universal Interiors, offering ample hanging space, drawers and shelving. Wall mirror. Recessed ceiling downlighter. Fitted carpet. Manual operated safe.

**ENSUITE 3.45M X 2.25M (11'4" X 7'5")**

Spacious ensuite facility boasting a five-piece suite in white comprising bath with side chrome wall mounted taps, Villeroy & Boch vanity unit with twin Rondo countertop basins with mirrors above, each with wall-mounted taps, WC with concealed cistern and push-button flush, and large walk-in shower cubicle (fully tiled). Chrome ladder-style radiator. Chrome fittings. Glazed window to rear. Recessed ceiling spotlights. Extractor fan with isolator switch and shaver point. Recessed shelving. Tiled floor with under-floor heating.



**BEDROOM TWO 4.75M X 2.58 (15'6" X 8'6")**

Further spacious double bedroom with single window overlooking rear garden. Recessed ceiling downlighters. Built in wardrobe with shelves and hanging rail and shelving. Radiator. Three double power-points and TV aerial and media outlets. Fitted carpet in cream.

**BEDROOM THREE 4.05M X 2.62M (13'3" X 8'7")**

### LOUNGE 6.69M X 6.43M (21'11" X 21'1")

Double European oak doors from the upper hallway give access to the open-plan lounge leading to dining area and kitchen/ breakfastroom. A bright and spacious room with full-length windows incorporating patio doors leading to a private terrace, path and tiered landscaped garden. Portway Landscape open-flame gas pebble feature fireplace with remote control set in full-height limestone panels. Recessed ceiling downlighters. Three radiators. Three double and one single power-points. Two TV aerial points and media outlets. Maple hardwood flooring.



### DINING AREA (OFF LAST) 3.94M X 3.67M (12'11" X 12")

Well-proportioned dining area with windows to side and rear giving much natural light. Doors to further patio overlooking the front entrance and grounds. Two pendant light fittings. Radiator. Two double power-points and media outlets. Maple hardwood flooring.



### KITCHEN/BREAKFASTROOM 6.17M X 3.48M (20'3" X 11'5")

The bright kitchen area has twin windows overlooking the front entrance area and gardens. The kitchen is beautifully fitted with Linea champagne and cinnamon base units from the RWK range by Kitchens International, offering ample cupboard and drawer storage. Dark grey granite worktops incorporating Franke stainless steel 1 1/2 bowl undermount sink with chrome level tap and granite drainer, and induction four-ring electric hob with stainless steel chimney cooker-hood over. Fully-integrated Siemens appliances consisting of stainless steel single electric oven, stainless steel



combination microwave, integrated fridge-freezer and dishwasher. Recessed ceiling downlighters. Two double brushed stainless steel power-points. TV aerial point and media sockets. Maple hardwood flooring.

Good-sized double bedroom with single double-glazed window overlooking the landscaped rear garden. Recessed ceiling downlighters. Built-in wardrobe with chrome hanging rail and shelf above. Central heating radiator. Three double power-points. TV aerial points and media outlets. Fitted carpets.

### SHOWERROOM 2.26M X 1.56M (7'5" X 5'1")

Located to mid. Three-piece suite in white comprising WC with concealed cistern and push-button flush, Villeroy & Boch vanity unit housing round counter-top basin with wall-mounted chrome taps and mirror above, and fully tiled shower compartment. Chrome ladder-style towel-rail/radiator. Recessed shelving. Extractor fan with isolator switch. Recessed ceiling downlighters. Shaver point. Tiled floor.



### FAMILY BATHROOM 1.70M X 2.82M (5'7" X 9'3")

Luxury bathroom to mid, with four-piece suite in white comprising bath with side chrome wall-mounted taps, Villeroy & Boch vanity unit with counter-top basin with wall-mounted taps over and mirror above, WC with concealed cistern and push-button flush, and separate shower-cubicle (fully tiled). Chrome ladder-style radiator. Chrome fittings. Recessed shelving. Recessed ceiling spotlights. Extractor fan with isolator switch. Shaver point. Tiled floor.

### GARAGE (6.44M X 2.86M (21'1" X 9'4"))

Single car garage, with power and light, located at basement level. There is pedestrian access to the garage from within the building by way of the lift or the carpeted landings and stairwell, both leading to the basement corridor which is fully tiled and leads to the rear of the garages. Vehicular access to the garages is by way of a thermostatically controlled heated vehicular ramp. There is external feature lighting in the garage area. External water taps.

### STORE

The property also benefits from a private store, also located at basement level and with ample space for bulk storage.

### GARDENS

There are extensive private gardens, exclusive to the proprietors in the development, which gardens have been fully landscaped, and are laid partly to lawn, with extensive borders well stocked with a variety of shrubs, trees and plants, and with walkways, seating areas and feature lighting.

There are bin-stores located in the shared grounds, and individual mail-boxes are located in the wall adjacent to the remote controlled security entrance gate.



**INCLUDED IN THE PRICE**

The property is being sold with all fitted hardwood flooring, all fitted carpets, all recessed ceiling downlighters, the hob, extractor hood, oven, microwave, fridge freezer, dishwasher, washing machine and tumble drier and all bathroom fittings

**OUTGOINGS**

Council Tax – to be assessed.

**FACTORING**

A Factor will be appointed to manage the common areas, for which charges are likely to be levied quarterly in addition to insurance and gardening charges.

**ENTRY**

By arrangement

Viewing and access for surveyors

Strictly through the Selling Agents.

**CLOSING DATE**

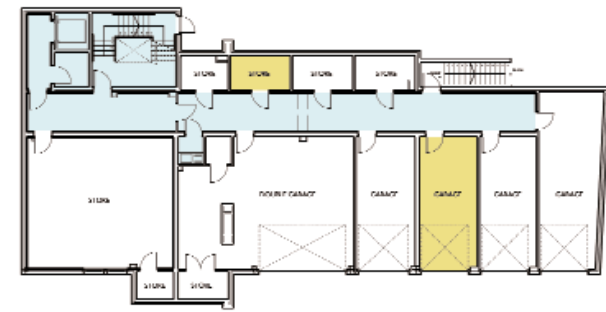
A closing date by which offers must be submitted is likely to be fixed later. The Seller shall not be obliged to accept the highest or indeed any offer.

**PARTICULARS**

These Particulars are believed to be correct but they are in no way guaranteed. Specifically measurements have been taken by way of a sonic device and are not warranted. Any error omission or mis-statement shall not void the sale or entitle any party to compensation nor in any circumstances give grounds for legal action.

**PARTICULARS OF SALE**

These Particulars are believed to be correct but are only representative of the property and in no way guaranteed. Measurements have been taken by way of a sonic device and are not guaranteed. Any error, omission or mis-statement shall not void the sale or entitle any party to compensation nor in any circumstances give grounds for legal action.



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