



5/2 CARGILFIELD VIEW
EDINBURGH, EH4 6SY



URQUHARTS
PROPERTY

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FIXED PRICE £349,000

A superb ground floor flat quietly situated in a prestigious residential development, conveniently positioned off Gamekeeper's Road.

Attractively presented to a high standard, providing spacious and well laid out accommodation.

Hall, Sittingroom, Diningroom, Kitchen, Master Bedroom with en-suite shower-room, Second Bedroom and spacious Bathroom.

Video entry phone, Double Glazing, Garage, Residents Car Parking and attractive landscaped communal areas.

LOCATION

The property is located in the prestigious Barnton residential area of the City, in an attractive situation close to the playing fields of Cargilfield School, and the Royal Burgess and Bruntsfield Links Golf Clubs. There are attractive walks close-by including along the River Almond and up to Cammo, and down to the foreshore by Cramond. A good range of shopping facilities are located nearby in Barnton with an alternative choice at Davidson's Mains. Only a short drive away is the Gyle Shopping Centre with its extensive range of shops and high street outlets. Bus services operate from nearby to and from the city centre and to the surrounding areas. The city by pass is easily reached, ensuring swift access to other out lying districts, Edinburgh Airport and the main motorway networks.

DESCRIPTION

The subjects for the sale comprise a very desirable modern ground floor apartment situated in a prestigious and exclusive development, built in recent years.

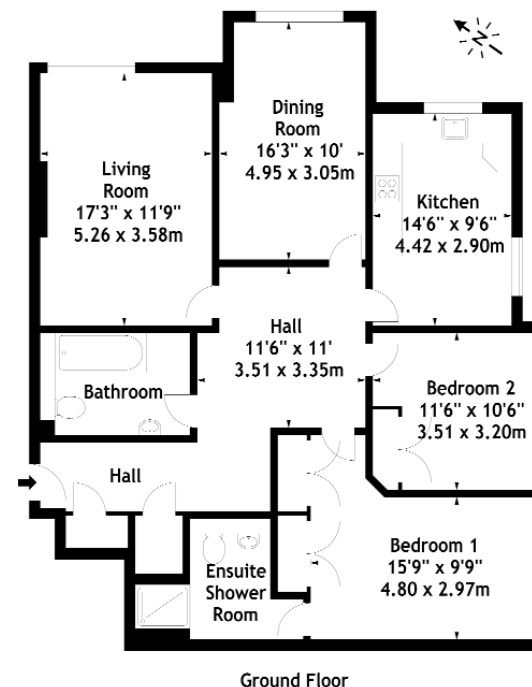
The flat is approached through an attractive carpeted common entrance with video entryphone. A spacious hall leads off into all principal rooms. The property has been finished to a very high standard throughout. There are hardwood finishes in several rooms and all carpets are included, as are the curtains and blinds in all rooms. There is a substantial flat screen television in the sittingroom also included within the price.

There is a separate lock up garage, with an electric up and over powered door, and residents parking close to the front door.

VIEWING

Sundays 3pm to 5pm, or by appointment by telephoning 07768 446651 or A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Telephone: 0131 556 2896 or email: enquiries@urquharts.co.uk

Cargilfield View, EH4 6SY
Approx. Gross Internal Area
1247 Sq Ft - 115.85 Sq M



Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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EXTRAS

All curtains, blinds, fitted carpets, the gas hob, gas oven, washing machine, fridge, freezer and television in the Sittingroom. (The television in the Master Bedroom is not included in the sale.)

ENTRY

Negotiable

SERVICES

Mains water, gas, electricity, drainage

LOCAL AUTHORITY

City of Edinburgh Council, City Chambers, High Street, Edinburgh

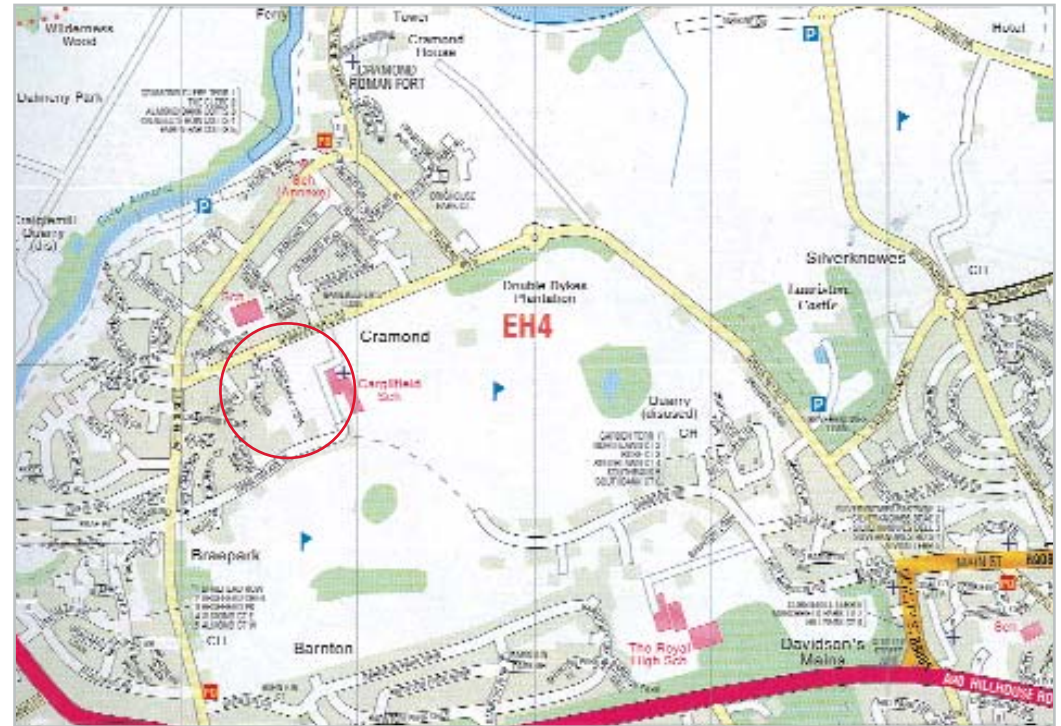
COUNCIL TAX BAND

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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home report is available upon request from Urquharts Property.



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