



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



URQUHARTS
PROPERTY

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

This is a luxury split-level ground floor flat, part of an exclusive development quietly located in the sought after residential district of Barnton.

The well-proportioned accommodation comprises briefly:

Entrance hall, open-plan livingroom/diningroom/kitchen/breakfastroom, master bedroom with en suite, 2 further double bedrooms (1 at lower level with adjacent showerroom), family bathroom, utility room. Extensive cupboard and storage space. 3 private terraces. Private single garage and store at basement level.

There are shared enclosed landscaped grounds to the front, side and rear of the building, and access to the dedicated private parking and garage is by way of a secure entrance gate leading to a thermostatically controlled heated vehicular ramp.

The property benefits from full gas central heating and double glazing throughout and a hard-wired smoke detector system with battery back up. There is also a video entry/monitoring system and approved and certified alarm system.

LOCATION:

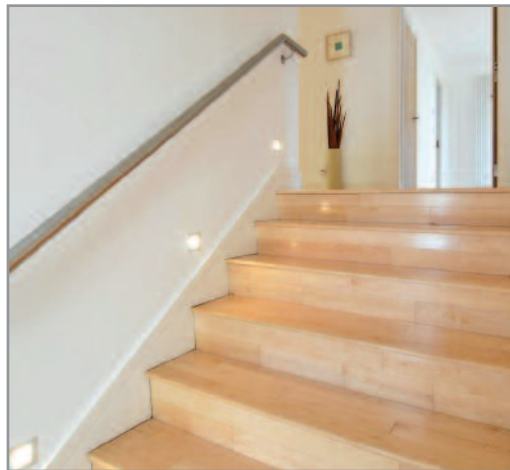
Barnton Avenue West is a delightful residential street situated off Whitehouse Road in the sought after district of Barnton to the northwest of the city. Local shopping facilities are available nearby on Whitehouse Road with more extensive local shopping at Davidsons Mains. The Gyle Shopping Centre which houses many major retailers is also conveniently close at hand.

There is good primary and secondary schooling provision in the area and there are regular bus services to the city centre and other parts of town. The property is conveniently placed for easy access by car to the Edinburgh city bypass, the M8 and M9 motorway networks, Edinburgh Airport and Fife and the North.

Local recreational facilities include woodland walks along the River Almond leading to the Cramond foreshore. For the golfing enthusiast there are several excellent golf courses on hand including the private Royal Burgess and Bruntsfield golf courses.

DESCRIPTION:

This new build 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 en suite all feature Villeroy and Boch central line vanity units with Rondo countertop basins. 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. Furthermore there is a facility for a fully integrated 5:1 home cinema in the lounge.



An outer glazed door with secure video entry phone system gives access to the feature common entry area with tiling to floor and walls and from here there is access to other floors of the building by either 8 person passenger lift or by the carpeted common landings and stairs.

The entrance door to the apartment leads to the lower hall off which is accessed bedroom 2 and a showerroom. From the lower hall, 8 stairs (with low level feature lighting) lead to the upper hall which gives access to the remaining apartments. Double doors lead to the open plan lounge, dining area and kitchen/breakfastroom.

In the lounge area there is a Portway Landscape open-flame gas pebble feature fireplace with remote control set in full height limestone panel. Full length windows incorporating patio doors lead onto 2 private terraces.

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 and with complimentary dark grey granite worktops incorporating Franke stainless steel 1 1/2 bowl undermount sink with chrome level tap and granite drainer, and induction 4 electric hob with stainless steel chimney cooker hood over. There are fully integrated Siemens appliances consisting of stainless steel single electric oven, combination microwave, fridge/freezer and dishwasher.

The utility room is fitted with cream base units with co-ordinating single bowl stainless sink and drainer and chrome level tap. Siemens free standing washer and separate tumble drier.

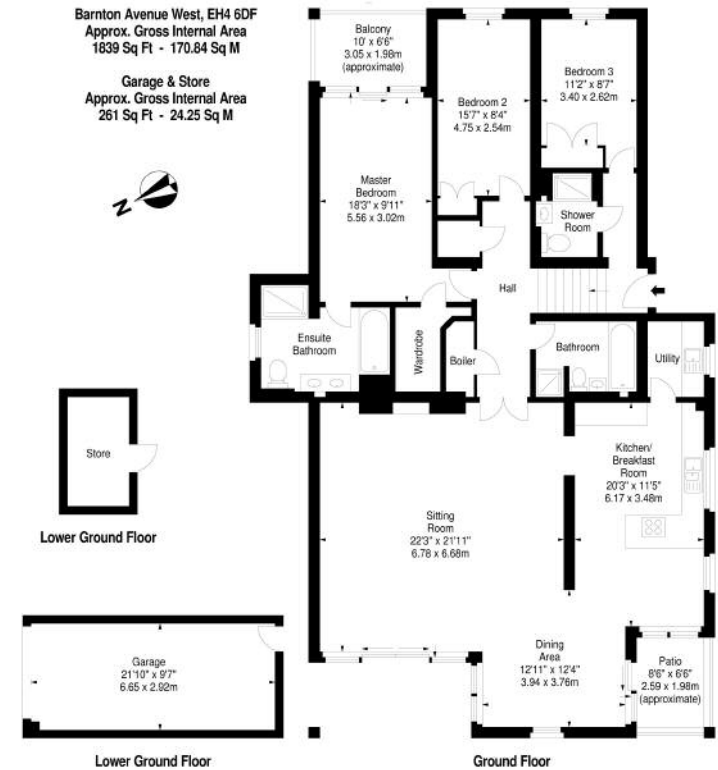
The master bedroom has full length windows again incorporating patio doors leading to a private terrace overlooking the rear communal gardens. The dressingroom off houses wardrobes designed and fitted in maple glass by Universal Interiors and with a manual operated safe. The 5 piece en suite in white comprises bath with side chrome wall-mounted taps, Villeroy and Boch vanity unit with twin Rondo countertop basins with mirrors over, wc and large walk-in shower cubicle (fully tiled). Bedrooms 2 and 3 also boast built-in wardrobes all offering hanging space with shelving over.

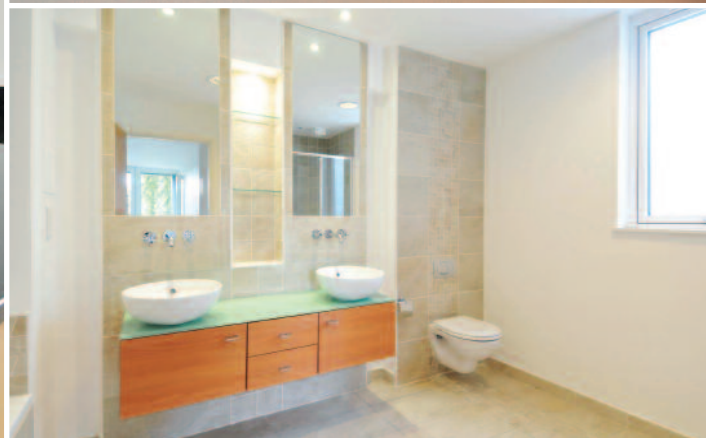
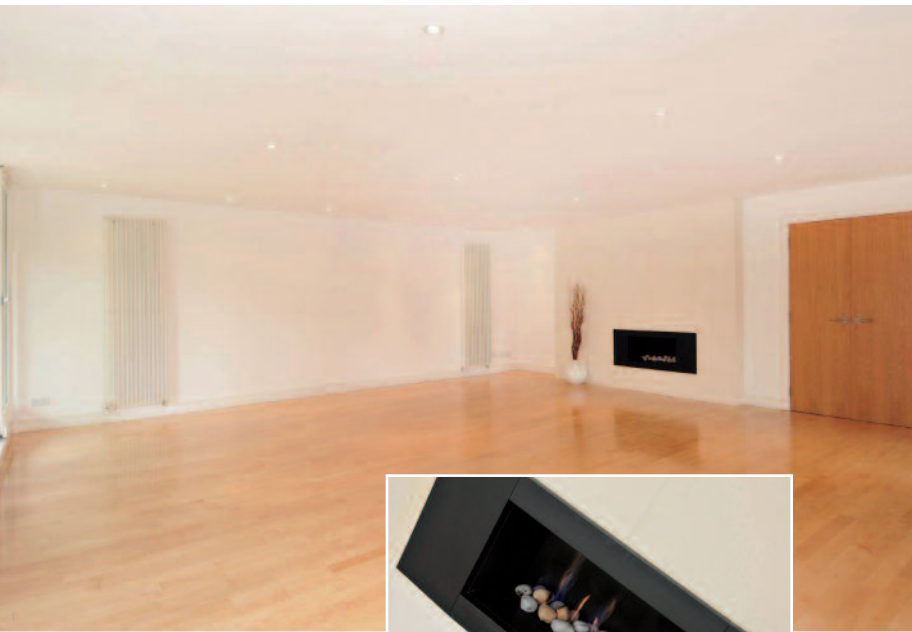
The family bathroom contains a 4 piece suite, again in white, comprising bath, vanity unit with countertop basin, wc and separate shower cubicle. The bathroom, en suite and showerroom all have partially tiled walls, tiled floors, and chrome ladder-style radiators.

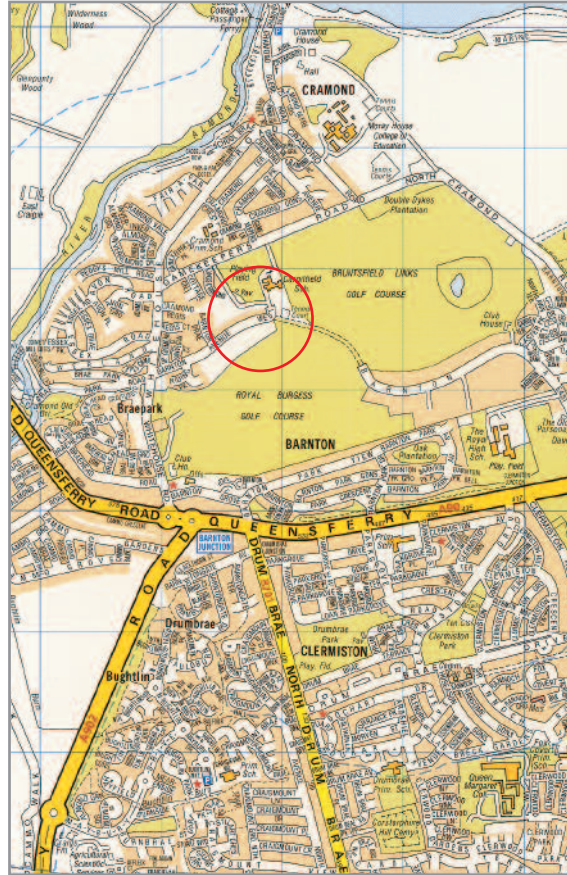
There are TV aerial points and media sockets in the lounge and kitchen/breakfastroom areas and in all bedrooms. There is excellent storage within the property with 2 walk-in cupboards off the upper hallway, 1 housing the Vokera central heating boiler with pressurised system and hot water storage tank, and the other housing the electricity meter and fusebox, intelligent homes system controls and coat hooks.

The single garage is located at basement level, accessed by either lift or stairs from the ground floor hallway, and the private store is also located at basement level and offers ample space for bulk storage.

The extensive private gardens which are exclusive to the proprietors in the development 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. The garage area also benefits from external feature lighting and external water taps. Bin stores are located in the shared grounds and individual mailboxes are located in the wall adjacent to the remote controlled security entrance gate.







INCLUDED IN THE PRICE:

The fitted carpets and light fittings throughout, and the integral hob, cooker hood, electric oven, combination microwave, fridge/freezer and dishwasher, and free-standing washing machine and tumble drier.

SERVICES:

Mains gas and electricity with the electricity meter and fusebox being located in one of the cupboards off the upper hallway and with the gas meter being housed in a cupboard in the utility room.

COUNCIL TAX:

Band G

PRICE:

Fixed Price £795,000. Incentives available.

VIEWING:

Strictly by appointment through Urquharts Property: telephone 0131 556 2896.

ENERGY PERFORMANCE CERTIFICATE:

A copy of the Energy Performance Certificate for this property is available on request from Urquharts Property.

NOTES

1. Offers should be submitted in Scottish legal form to Urquharts Property. Interested parties are advised to instruct their own solicitor to note interest with Urquharts Property 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.



is a division of:
A & W M Urquhart, Solicitors

16 Heriot Row, Edinburgh, EH3 6HR TEL: 0131 556 2896 FAX: 0131 556 0046
DX: ED206 E-MAIL: enquiries@urquharts.co.uk WEB: www.urquharts.co.uk