



**lindsays**

Flat 11, Almond Court East,  
Barnton, Edinburgh, EH4 6AZ

*"A superb three-bedroom, third floor apartment in the sought after Barnton area of Edinburgh"*

- Bright and generous living space extending to almost 1200 square feet
- High specification, newly fitted Kitchen & Bathroom
- Three spacious bedrooms
- Large South facing Balcony
- Leafy outlook
- Sought after location with nearby walks & cycling
- Painstakingly refurbished to a high standard, turnkey condition
- Large private garage with workshop
- Large private & secure external storeroom

EPC Rating - D

**FIXED PRICE £349,950**



# Description

A superb three-bedroom apartment in the leafy Barnton area of Edinburgh. The property extends to almost 1200 sq ft and enjoys plentiful natural light. It is beautifully presented and fitted with new carpets and floor coverings. Entered via a secure entry system, the apartment has a large entrance hall, with two fitted storage cupboards. There is a spacious, dual aspect sitting room, off which is a large south facing balcony, which afford lovely views towards the Pentland Hills. The other public room is currently used as a study but could equally be a dining room or bedroom. This also has access to the balcony. The newly fitted, high spec kitchen has a range of stylish wall and base mounted units, worktops, tiled splash back and integrated appliances including double oven, induction hob, extractor, fridge freezer, washing machine and dishwasher. There are three double bedrooms, one of which has fitted wall-to-wall wardrobes. The recently fitted family bathroom has a modern four-piece white suite and heated towel rail. There is a secure, underground garage, which has a workshop with power and lighting and a new electric remote-controlled up and over door. There is also a private secure storeroom at basement level. Externally, there are beautifully maintained, landscaped south-west facing communal gardens with an array of flowers, shrub & tree beds. There is ample unallocated off-street residents' parking. The property is fully double glazed and has an electric heating system.

# Area

Barnton is a prestigious residential area of the city, lying approximately 4 miles north west of the capital's centre. Bordered by the historic village of Cramond to the north and Blackhall/Corstorphine to the south, the location is one which successfully combines a tranquil suburban environment with city centre accessibility. There are local shops at the Barnton junction including, a Scotmid, a café, Hairdresser and Post Office and further shops on Queensferry Road include a branch of Tesco, a Bakery, a Wine Merchant and a Restaurant. The village of Davidsons Mains is within a few minutes on foot and plays host to a number of independent shops, hostellers/popular eateries and a Tesco Metro. Both the Gyle and Craighleith outlets are within a short drive. The village of Cramond is a pleasant stroll either along the banks of the River Almond or along the esplanade from Silverknowes. Here, there is a thriving sailing club and cafes popular with walkers, joggers and cyclists. Nearby Dalmeny Estate boasts stunning shore paths all the way to South Queensferry. Local Golf Clubs include Bruntisfield, Silverknowes and the Royal Burgess. Nursery through to senior schooling is available within a few minutes on foot e.g. Cramond Primary and The Royal High School, both of which have an excellent academic reputation. Cargilfield Preparatory School is also within walking distance and many of the city's private schools are within a short drive. There are frequent bus services from Whitehouse Road and Queensferry Road into the city centre and Queensferry Road also provides a direct link with Edinburgh city by-pass, the central motorway network, Edinburgh International Airport and the Queensferry Crossing.

# Viewing

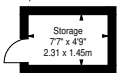
by appointment contact Lindsays on [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



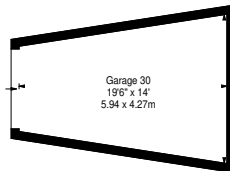
**Almond Court East,  
Braehead Park,  
Edinburgh,  
Midlothian, EH4 6AZ**



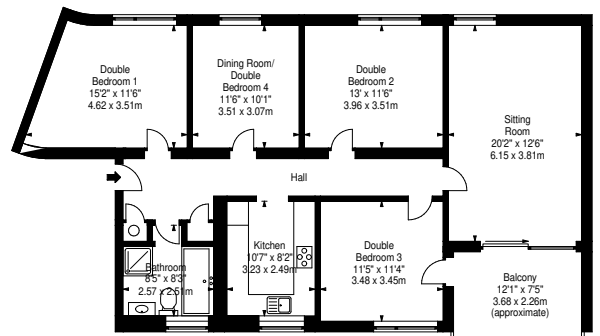
Approx. Gross Internal Area  
1177 Sq Ft - 109.34 Sq M  
Garage & Storage  
Approx. Gross Internal Area  
251 Sq Ft - 23.32 Sq M  
For identification only. Not to scale.  
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Basement



Basement



Third Floor



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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.