



6C Barnton Avenue West  
BARNTON | EDINBURGH | EH4 6DE

  
**warners**  
solicitors & estate agents

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The Avenue is an impressive new, 55+ age-exclusive Cruden development of apartments, penthouses, and villas located within the renowned district of Barnton. Arguably one of the most sought-after areas of Edinburgh, it's surrounded by fine open countryside and the shores and village of Cramond just a little further afield. The location boasts exceptionally convenient access to both the capital and, via excellent motorway and public links, to the rest of the country and beyond.

Designed to the highest specification throughout, The Avenue villa offers an immaculate open-plan kitchen & lounge with plenty of natural light afforded from French doors which open to a private landscaped garden. The master bedroom benefits from a walk-in wardrobe and fantastic en-suite shower room. A second bedroom features a built-in wardrobe, and the third bedroom offers a flexible space that could be used as a guestroom or study. Completing the accommodation is a modern three-piece bathroom.

With excellent design features and a fantastic layout, this superb apartment further benefits from a concierge service, easy access to amenities, and a two-year builder's warranty and a ten-year NHBC Buildmark warranty.

## PRICE & VIEWING:

Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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