

# 2/3 Pinegrove Gardens

BARNTON, EDINBURGH, EH4 8DA



THIS IMAGE HAS BEEN VIRTUALLY STAGED

*SPACIOUS APARTMENT WITH  
A BALCONY*



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Part exchange available! McEwan Fraser is delighted to present this modern first-floor apartment which is offered to the market chain free. The property is presented in excellent condition and boasts excellent accommodation with two large double bedrooms that have Juliet balconies and en-suite shower rooms, a spacious semi-open plan kitchen/living room with a corner balcony, a master bathroom, and a central hallway with integrated storage. Further benefits include gas central heating, double glazing, a secure entry system, well-maintained communal grounds, and an allocated parking space.

The accommodation is focused on the spacious kitchen and living room. This spacious dual-aspect corner room has a wrap-around corner balcony, abundant natural light, and huge floor space. The proportions on offer will give a new owner plenty of flexibility for different furniture arrangements to help create their ideal entertaining space. The kitchen is tucked away around a corner to give a degree of separation from the living space. It is comprised of a full range of base and wall-mounted units that include integrated appliances and provide generous prep and storage space for the aspiring chef.

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The double bedrooms are at the rear of the building. Both bedrooms are generous doubles that integrated wardrobes and have further space for a full range of free-standing bedroom furniture. The bedrooms each enjoy en-suite shower rooms which are both partially tiled and finished with white suites.





The master bathroom also enjoys partial tiling and a white suite.

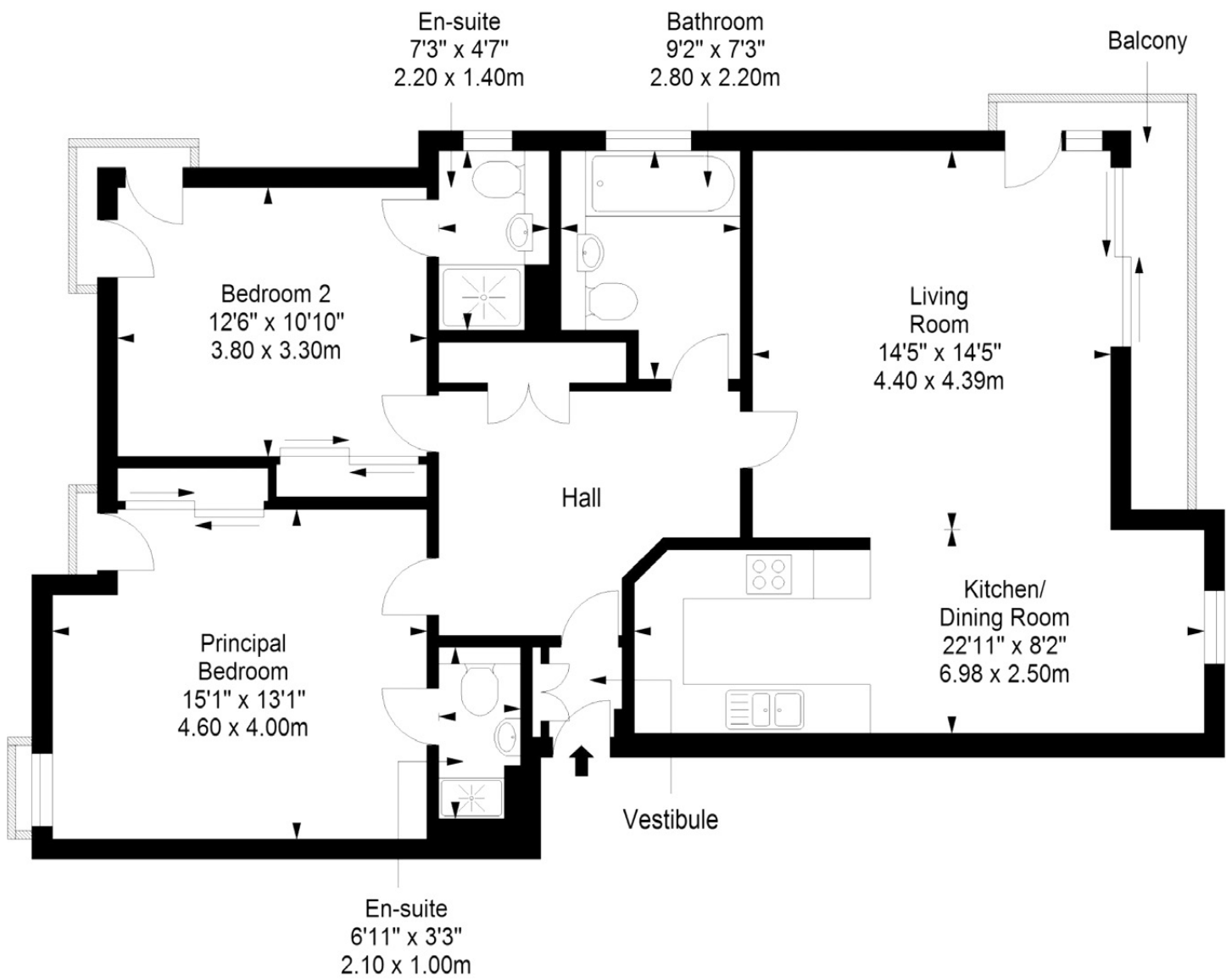
The property has recently been redecorated and is present to the market in walk-in condition.

Viewing is highly recommended to fully appreciate both the size of the property and the quality on offer within.





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Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: B

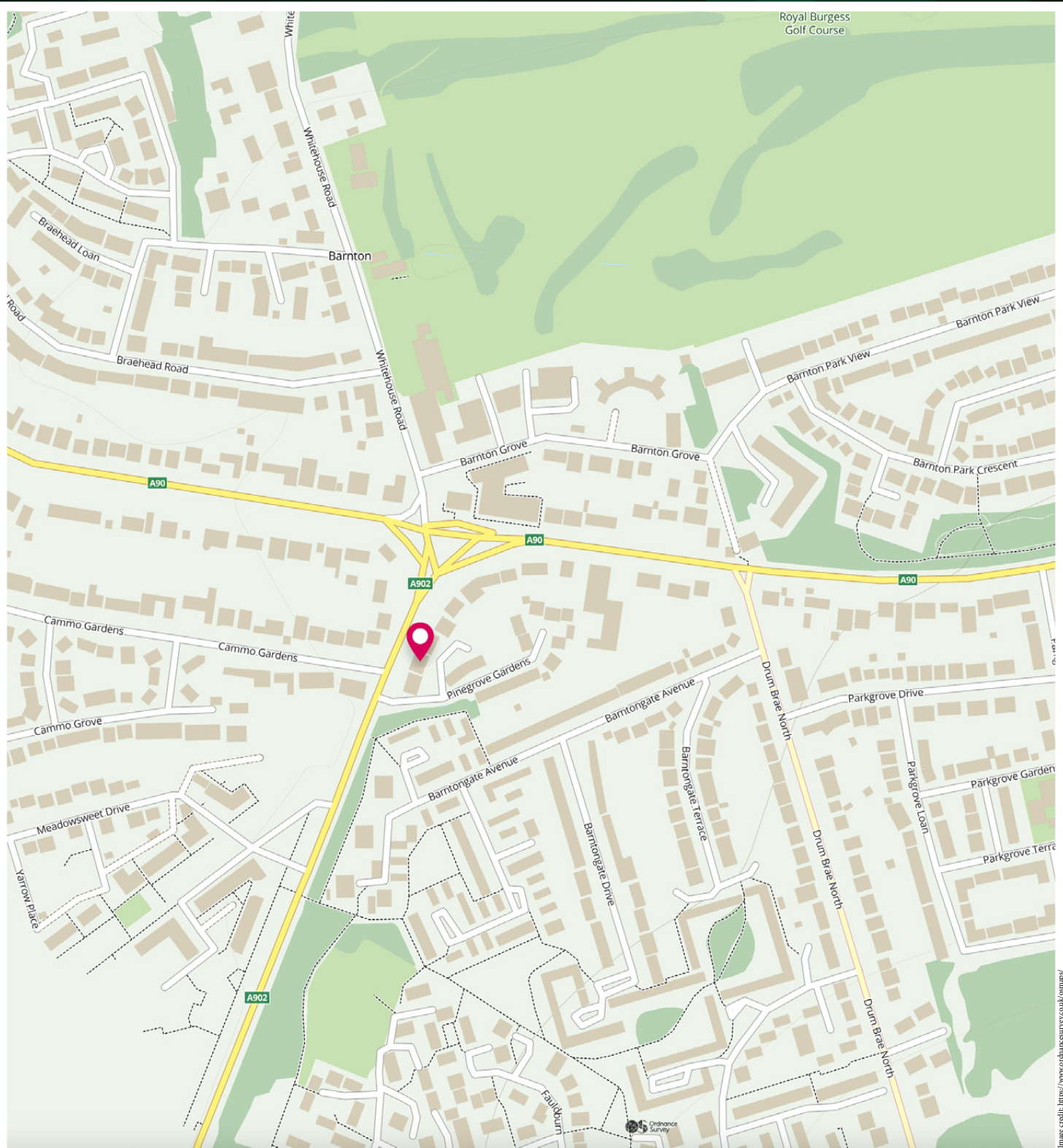
## Floor Plan



Barnton is a sought-after residential area set to the west of the city centre. A Tesco Metro, a bakery, a Scotmid, and Café Nero are all within walking distance of the property. Further shopping is available at nearby Davidson Mains, the Gyle shopping centre, and Hermiston Gait. Regular bus services to and from the city centre and surrounding areas are available around the corner. Local recreational and leisure amenities include a choice of golf courses, the Drum Brae Swim Centre, a David Lloyd Sports Centre at Corstorphine, Corstorphine Woods, Cammo Park, Dalmeny Estate, and the River Almond Walkway. Both private and state schools are readily accessible. For commuters, the property is ideally placed for access to the M90/Forth Road Bridge, M8, M9, the city by-pass, and Edinburgh International Airport.

## The Location





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