

## Plot 1, The Avenue Barnton

Barnton Avenue West, Edinburgh, Edinburgh, EH4 6DE



**PRICE: £760,000**

**Lease:**

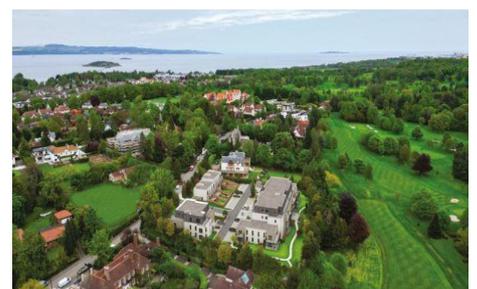
### Property Description:

**READY TO RESERVE - A LUXURY, AGE EXCLUSIVE DEVELOPMENT FOR THE OVER 55's LOCATED IN THE LEAFY SUBURB OF BARTON \*\* CALL NOW TO RESERVE A PLACE AT OUR NOVEMBER OPEN EVENT\*\* JUST A SHORT DRIVE FROM THE VIBRANT CITY OF EDINBURGH.**

Built by renowned developers Cruden Homes, The Avenue offers a choice of open plan, beautifully styled, contemporary homes with one, two and three bedroom apartments and penthouses, and three bedroom executive villas. The properties have been thoughtfully designed with premium fixtures and fittings and a low-maintenance lifestyle in mind, all set in immaculately landscaped gardens. Your new home may include a balcony, patio or even a private roof terrace but we do urge you to reserve early to secure your property of choice. As well as beautiful homes, the development also boasts an impressive set of shared spaces so you can enjoy a sense of community with like-minded people whether it's relaxing in the Club Lounge and bar, having friends and family stay overnight in the Guest Suite or enjoying a summer BBQ in the dedicated garden space.

With a Concierge service on site during the week to oversee the running of the development and security features including video entry and wireless alarm systems, The Avenue is the perfect spot to look up and leave as you are just a 10 minute drive from Edinburgh Airport. Please speak to our Property Consultant if you require information regarding 'Event fees'that may apply to this property.

- Ideal location in sought after Edinburgh suburb of Barnton
- Private professionally Landscaped Garden
- High quality Ashley Ann kitchen and integrated Siemens appliances
- Range of finishes and optional extras
- Guest Suite and Landscaped Communal Gardens
- Close to Golf courses and breath taking coastline
- On-site Concierge & Club Lounge and Bar
- Service Charge: approx £200 a month
- READY FOR OCCUPATION MARCH 2024

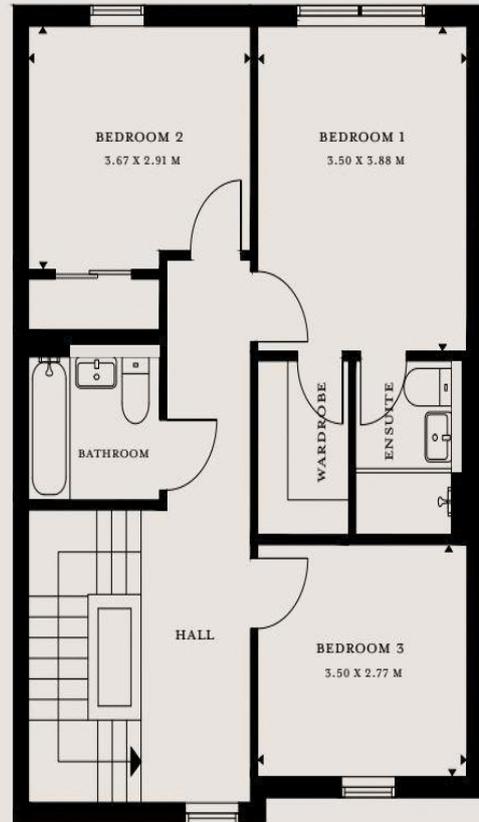


**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**

GROUND FLOOR



FIRST FLOOR



## HOUSE TYPE B (PLOTS 1 & 3)

INTERNAL PLOT SIZE - 138.5 SQM | 1491 SQFT

This villa's layout offers a sanctuary for those seeking an exceptionally spacious home with a private garden.

Home Report  
available on  
request.

### For Financial Year Ending:

#### Annual Ground Rent:

£

#### Ground Rent Period Review:

#### Annual Service Charge:

£

#### Council Tax Band:

#### Event Fees:

#### Transfer Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.