



*'Beautifully presented, bright and enviably positioned 2nd (top) floor front facing flat within a small modern built retirement development surrounded by beautifully landscaped grounds.'*

Hallway with storage, dual aspect lounge/dining room with sunny open outlook to front, fitted breakfasting kitchen with appliances, double bedroom with built in mirror wardrobes and shower room. White Meter Heating. Double Glazing. Lift. Secure entry system. Part time house manager. 24 hour careline. Bookable guest suite. Residents lounge. Private parking. Close to amenities.

Barnton Avenue West, just off Whitehouse Road, lies approximately 4.5 miles west of Princes Street and is well placed for access to the city centre with a regular bus service available less than a few hundred yards away. Alternatively major access roads including the A90 Queensferry Road, A8 Glasgow Road and A720 Edinburgh City By-Pass plus Edinburgh International Airport allow for ease of movement out with the city boundaries. Arguably one of the most sought after districts within the city, Barnton has a plethora of amenities to meet every day needs including localised shops, banks, post office, medical centre and supermarkets with recreational needs well provided for by way of public parks, golf courses and sandy beach with historic Cramond Village allowing for walks alongside the River Almond. The Gyle Shopping Centre is also within close proximity.

#### Note

Prospective residents will be required to lead an independent life and meet with Hanover Housing Association to assess suitability and to find out more about the day to day running of the development. Please note single occupants must be aged 60, while in the case of couples, one person must be at least 60 and the other 55. There is a monthly charge of approximately £320 towards maintaining the development services which includes buildings insurance.

#### Energy Performance Rating

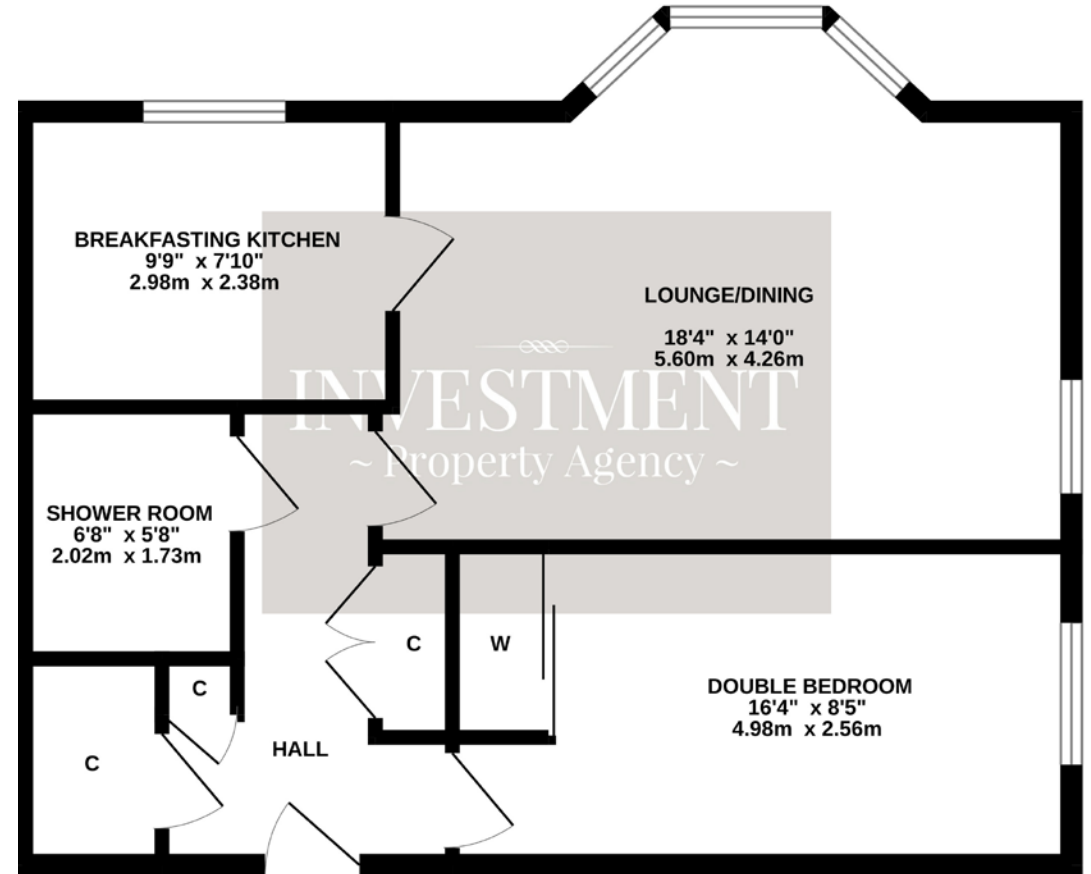
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2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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