







## 5 Baberton Mains Rise

BABERTON, EDINBURGH, EH14 3HG

0131 524 9797

## Baberton

EDINBURGH, EH14 3HG

Baberton is located on the western outskirts of the city of Edinburgh and lies on the left bank of the Water of Leith.

All around is open countryside, which stretches out further than the eye can see, especially to the south and west. In these directions are interesting country walks around the city reservoirs and high into the Pentland Hills. Because of its organic growth, the neighbouring Juniper Green has a clearly discernible village centre. This makes a major contribution to identity and character, as well as to its amenity.

The centre is more than capable of supplying a great deal more than normal daily requirements including local pub, hairdressers and banking services.

There is excellent schooling, from nursery to secondary level, is close to hand including the purpose-built Juniper Green Primary School, while sporting and recreational facilities in the area include; bowling and tennis clubs and a choice of challenging golf courses.

There are, of course, a number of alternative shopping centres and facilities close by at the Gyle, Straiton and Hermiston Gait, all of which are made more accessible by the City Bypass.

For the commuter, there are frequent public transport services to the city centre, and Edinburgh Airport is only a short drive away.

The property is also ideal for those working in Edinburgh Business Park, Heriot Watt University and at Hermiston Gait.

























## 5 Baberton Mains Rise

BABERTON, EDINBURGH, EH14 3HG

An excellent opportunity has arisen to acquire this highly desirable three bedroom semi-detached house, making for an ideal family home while being well located within the popular Baberton district of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation could benefit from minor modernisation while briefly consisting of;

Ground Floor: entrance hallway with a walk-in larder, leading into the dual aspect, partially tiled kitchen including an integrated four-ring hob/oven, extractor hood, fridge, freezer and access to the rear garden. There is also a bright and spacious lounge/diner with a feature gas fire including surround.

First Floor: landing with a large shelved airing cupboard, which also houses the boiler, two spacious double bedrooms, one of which has built-in wardrobes and a single bedroom which has an over-stair storage cupboard and offers optional use as a home office.

Finally, there is a three-piece, partially tiled family bathroom.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, private garden grounds to the front, side and rear of the property including a patio area to the rear. There is also a single garage with a single driveway to accommodate secure off-street parking for up to four cars.



















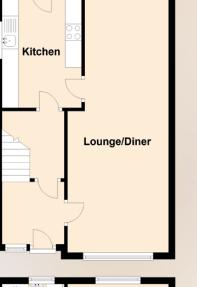






## Details

DIMENSIONS & MAP



Bedroom 2

Bedroom 1

Bathroom

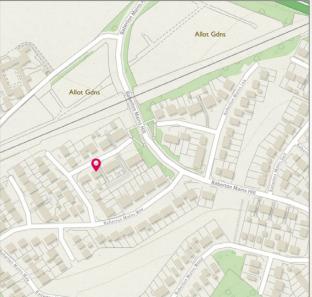
Bedroom 3

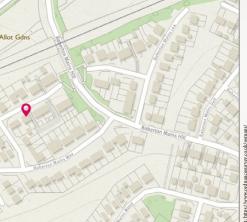
Approximate Dimensions (Taken from the widest point)

7.83m (25'8") x 3.10m (10'2") Lounge/Diner Kitchen 3.39m (11'1") x 2.44m (8') Bedroom 1 4.04m (13'3") x 3.07m (10'1") Bedroom 2 3.07m (10'1") x 2.91m (9'7") Bedroom 3 3.13m (10'3") x 2.36m (7'9") Bathroom 1.93m (6'4") x 1.90m (6'3")

Gross internal floor area (m²): 77m² | EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.











Solicitors & Estate Agents

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk



Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.







Layout graphics and design ALLY CLARK Designer