




McEwan Fraser Legal
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5 Baberton Mains Rise

BABERTON, EDINBURGH, EH14 3HG

Baberton

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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.





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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.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

The floor plan shows a rectangular layout. At the top left is the Kitchen. To its right is the Lounge/Diner. Below the Kitchen is the Bathroom. To the right of the Bathroom are Bedroom 2 and Bedroom 1. At the bottom left is Bedroom 3. A central hallway connects the rooms.

Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.83m (25'8") x 3.10m (10'2")
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.

The map shows a residential area with a red pin indicating the property's location. The map includes labels for 'Allot Gdns', 'Robertson Mains Hill', and 'Robertson Mains Way'.

Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



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