




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

208 Baberton Mains Drive

BABERTON, EDINBURGH, EH14 3EA

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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.

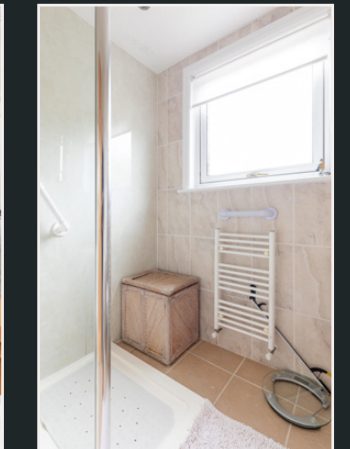
McEwan Fraser Legal are delighted to bring to the open market this three bedroom semi-detached family home situated in a sought after cul-de-sac. The property would make an ideal purchase for a first-time buyer or Buy-To-Let investor.

In more detail the property consists of hallway, the bright and airy lounge allows for freestanding future and different furniture configurations it also benefits from a storage cupboard and feature fireplace (gas), there is ample space for a dining table as well as access to the back garden via patio doors. The kitchen comes with floor to ceiling units, space for cooker and additional white goods and access to the back garden.

On the upper-level access to the attic can be found. There are three good sized bedrooms all bright and airy and allowing for freestanding furniture, one of the rooms also benefits from built-in storage. The family bathroom completes the property internally with walk-in shower, towel rail, wash hand basin and WC.

Externally the front garden is low maintenance, there is a driveway to the side leading to a single garage. The back garden is a mixture of lawn, patio area, decorative stone chips and a greenhouse.

The property also benefits from gas central heating and alarm system. All windows are double glazed with the exception of the front door, this is single glazed.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.12m (13'6") x 4.06m (13'4")
Kitchen	3.40m (11'2") x 2.39m (7'10")
Dining Area	3.50m (11'6") x 2.60m (8'6")
Bedroom 1	4.00m (13'2") x 3.06m (10')
Bedroom 2	3.13m (10'3") x 2.93m (9'7")
Bedroom 3	3.01m (9'10") x 2.41m (7'11")
Bathroom	2.00m (6'7") x 1.86m (6'1")

Gross internal floor area (m²): 79m² | EPC Rating: D

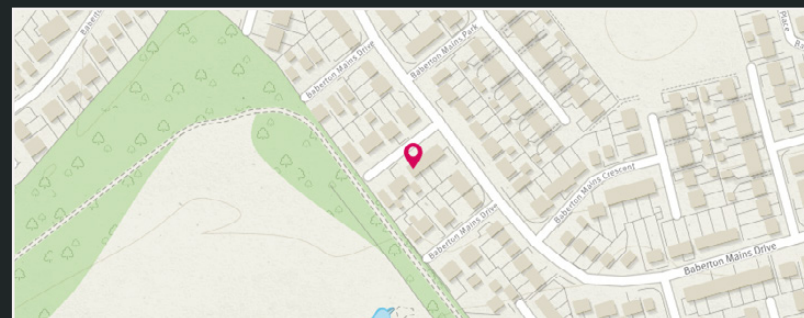


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McEwan Fraser Legal
Solicitors & Estate Agents


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


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Designer