




McEwan Fraser Legal

Solicitors & Estate Agents

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21 Baberton Mains Drive

BABERTON, EDINBURGH, EH14 3DF



The Location

Baberton, Edinburgh, EH14 3DF

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 bike shop.

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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Baberton, Edinburgh, EH14 3DF

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

Internally the property is in immaculate decorative order, while briefly consisting of;

Ground Floor: dual aspect entrance porch with a cloak cupboard, as well as a storage cupboard, a bright and spacious lounge with feature gas fire including surround and an under-stair storage cupboard, a fully fitted, partially tiled kitchen which benefits from an integrated four gas hob, extractor hood, oven, microwave and access to the rear garden as well as a separate dining room.

First Floor: landing with a utility cupboard which houses the boiler, spacious master bedroom with a dressing area and a three-piece, partially splash backed en-suite shower-room with a chrome heated towel rail.

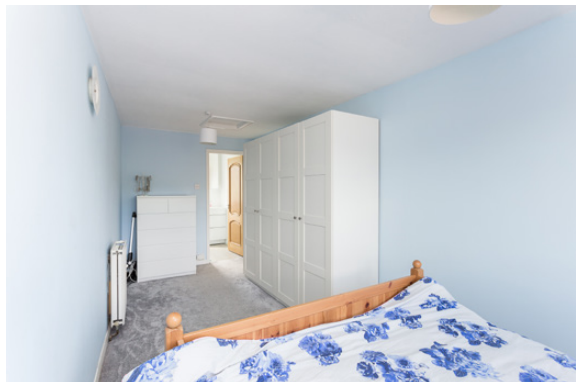
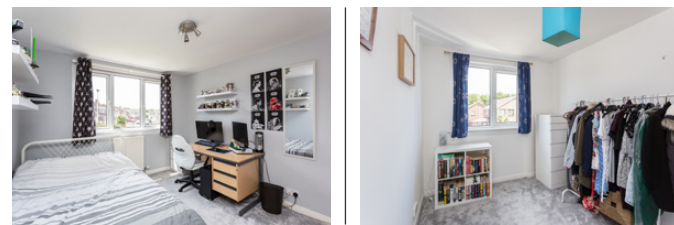
There are two further double bedrooms, both of which have built-in wardrobes and a single bedroom which is currently used as a dressing room and includes an over-stair storage cupboard.

The three-piece, partially tiled family bathroom has an over-head shower as well as a further chrome heated towel rail.

Attic: split into two parts, the first attic space is partially floored and accessed via Ramsay ladder in the landing, while the other attic space is accessed via the master bedroom. Both offer more than adequate additional storage space.

This property also benefits from gas central heating, with the boiler being upgraded approx. 2017, full double glazing and private garden grounds to the front and rear of the property, including a patio to the rear. There is a single garage with a utility rear, which is accessed via the rear garden, a single driveway to the front and more than adequate on-street parking to accommodate for visitors.





The Details

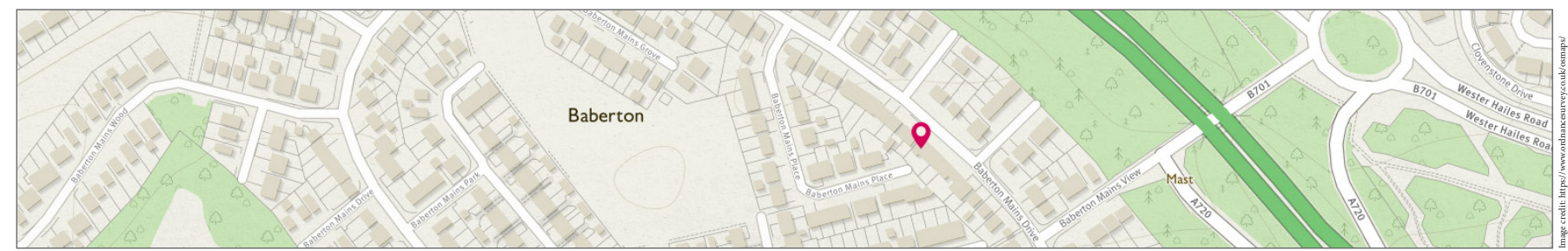


Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.10m (13'5")
Dining Area	3.50m (11'6") x 2.60m (8'6")
Kitchen	3.50m (11'6") x 2.30m (7'7")
Utility	2.70m (8'10") x 2.10m (6'11")
Bedroom 1	5.80m (19') x 2.50m (8'2")
En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4/Dressing Room	3.30m (10'10") x 2.30m (7'7")
Bathroom	1.90m (6'3") x 1.90m (6'3")
Garage	5.10m (16'9") x 2.10m (6'11")

Gross internal floor area (m²): 102m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains (excl. bedroom 2), light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.





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