

1 Baberton Square

EDINBURGH, EH14 5DP



*SPACIOUS TWO BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat which has been upgraded by the current owner.

Inside, the property comprises of a spacious living area that is generously proportioned and offers a variety of furniture arrangements. There is a fully equipped modernised kitchen which has a hob, integrated fan oven and washing machine.

There are two spacious double bedrooms. The master bedroom has built-in storage and the second has plenty space for free-standing storage. The bathroom is modern with a three-piece bath suite with a shower over the bath, and there is a handy cupboard in the hallway.

There is a private garden area and also communal spaces. In addition to this, the property includes full double glazing, gas central heating and benefits from free on-street parking.







Bedroom 1





Bedroom 2







Approximate Dimensions

(Taken from the widest point)

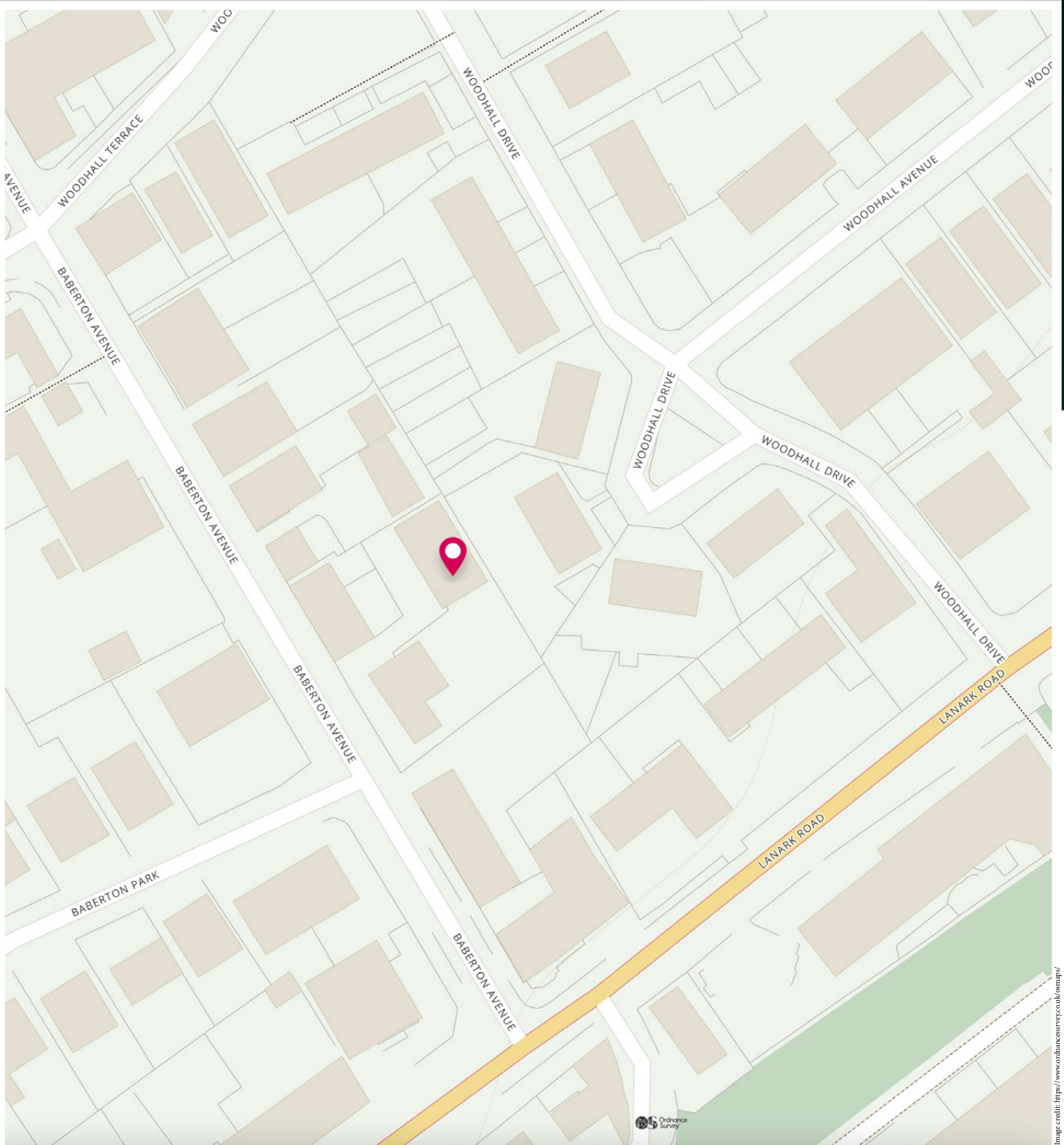
Lounge	3.93m (12'11") x 3.74m (12'3")	Bathroom	2.00m (6'7") x 1.50m (4'11")
Kitchen	3.34m (10'11") x 2.87m (9'5")	Gross internal floor area (m ²): 61m ²	
Bedroom 1	3.74m (12'3") x 3.26m (10'8")	EPC Rating: D	
Bedroom 2	3.98m (13'1") x 3.38m (11'1")		





Juniper Green 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 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.



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THE SUNDAY TIMES
THE TIMES



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