

# 2 Baird Avenue

EDINBURGH, MIDLOTHIAN, EH12 5RT



*Attractive semi-detached home with driveway and garage, offering flexible living space and excellent potential in a sought-after location*



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Positioned within a highly desirable area, this appealing semi-detached home offers well-balanced accommodation, strong natural light, and clear scope for further development.

A welcoming entrance hallway gives access to the main living accommodation. The property currently offers two bedrooms and two separate reception rooms, providing flexible and well-proportioned living space.

# THE FAMILY/DINING ROOM



To the front of the property, a spacious family/dining room enjoys excellent natural light and features a central gas fire, creating a comfortable focal point for everyday living and entertaining. Also positioned to the front is a well-proportioned double bedroom with built-in wardrobes.

# THE GROUND-FLOOR BEDROOM



To the rear, the living room is bright and airy, overlooking the garden and offering a more private, relaxing space. Importantly, this room also presents clear potential to be utilised as a third bedroom, depending on requirements, offering valuable flexibility for growing families or those working from home.

# THE LIVING ROOM /BEDROOM



# THE KITCHEN



The kitchen, also rear-facing, is well arranged with ample storage and workspace, and benefits from a large window with a pleasant outlook over the garden, along with direct access outside and into the garage.

The ground floor is completed by a bright bathroom, fitted with a bath and an integrated shower.

# THE BATHROOM





Upstairs, there is a generous double bedroom, notably bright and well-sized. In addition, a separate section of the upper level offers clear potential for conversion into a further bedroom, office, or study, subject to the appropriate consents.

## THE UPPER BEDROOM



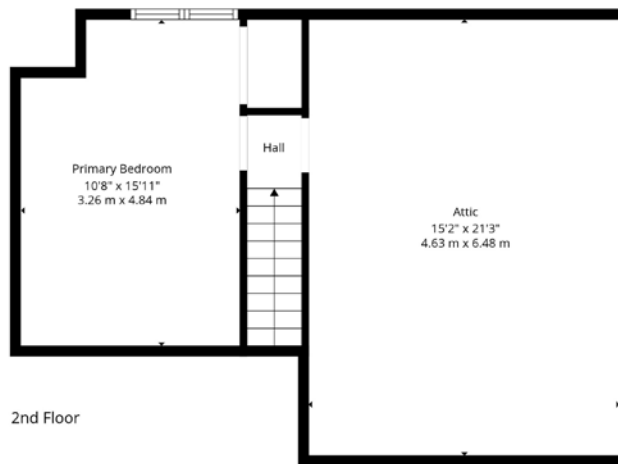
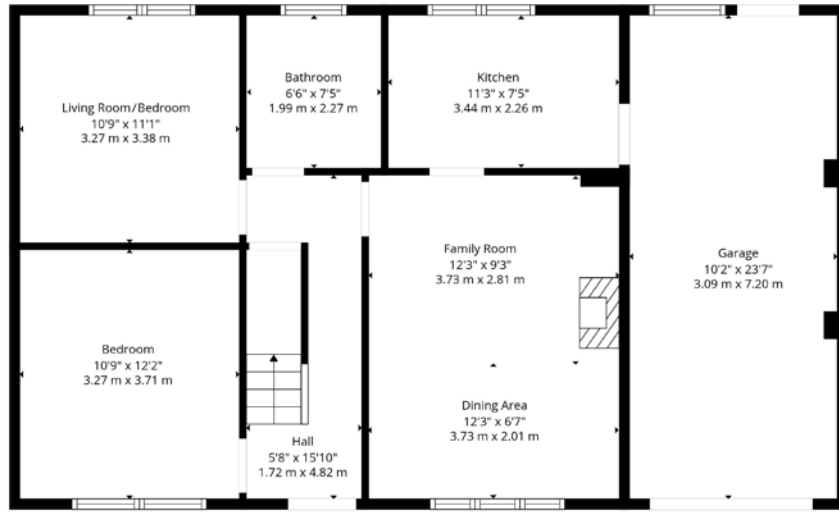
The property is set behind a gated entrance, with a neatly maintained front garden and a private driveway leading to a substantial garage. The garage benefits from power and provides direct access to both the house and rear garden, adding a high level of practicality.

Externally, the rear garden is a particularly strong feature of the home, generous in size, well-maintained, and laid out with a mix of lawn and paving. There is also a useful outhouse/storage cupboard.

# EXTERNALS



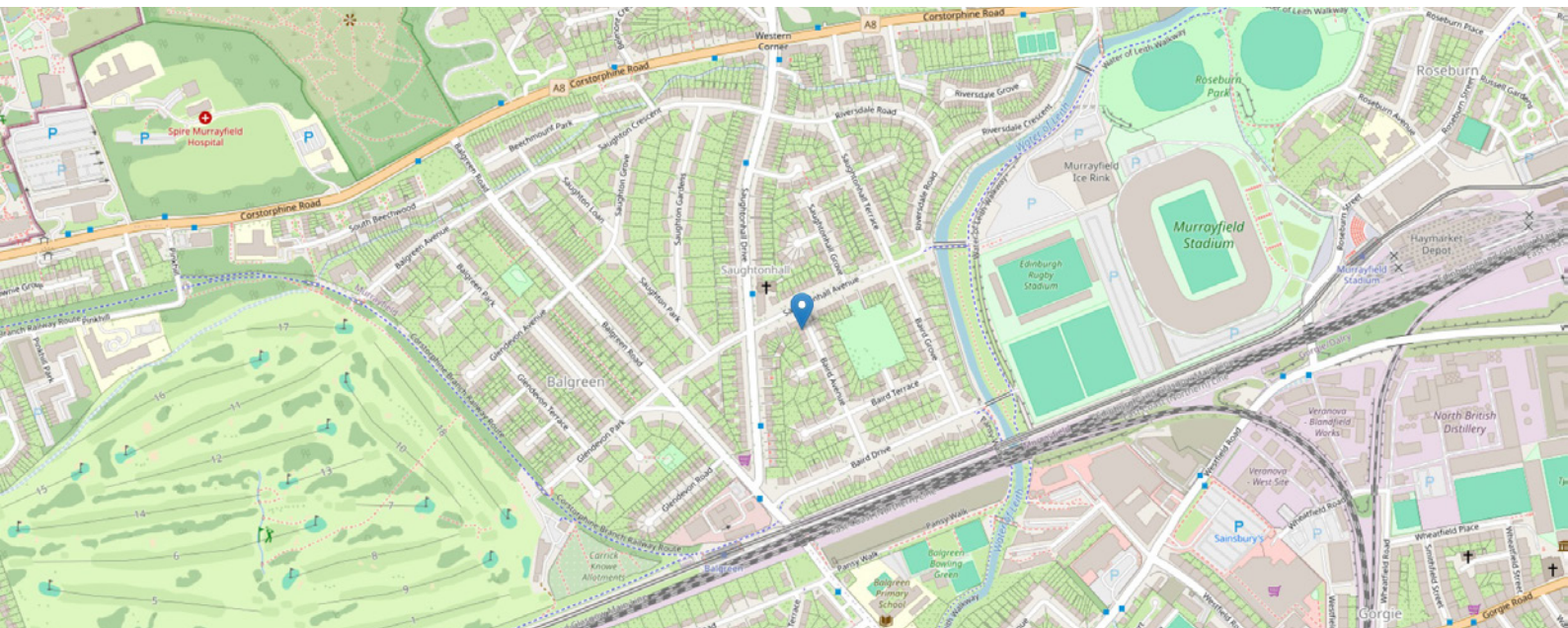
# FLOOR PLAN & DIMENSIONS



2nd Floor

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Baird Avenue is situated in a popular and well-established residential area to the west of Edinburgh city centre, making it an ideal location for both families and professionals. The property is conveniently placed for swift access into the city centre, with excellent public transport links and easy connections to the main road network.





A wide range of local amenities is available nearby, with Corstorphine offering an excellent selection of shops, supermarkets, cafés, and restaurants. The Gyle Shopping Centre is also within easy reach, providing further retail and leisure options. The area is well regarded for its access to reputable schooling at both primary and secondary levels, along with a variety of leisure facilities and open green spaces, including Corstorphine Hill, which is ideal for outdoor activities.

Edinburgh Airport, the City Bypass, and major motorway links are all readily accessible, enhancing the appeal for commuters.

Overall, the location combines convenience, connectivity, and strong local amenities, making it a consistently sought-after area.



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