

21 Baberton Mains Gardens

EDINBURGH, EH14 3BY



*Spacious Two Bedroom Terraced House
In Edinburgh's Baberton Area*



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McEwan Fraser Legal is delighted to present this two-bedroom terraced house in Edinburgh's popular Baberton area.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area with rear-facing French doors is neutrally decorated and offers various possibilities for furniture arrangements.
- Fully equipped kitchen accessed from the main hallway and is spacious with modern appliances with gas hob and fan oven.

THE KITCHEN





- There is one main bathroom in the property which is finished with a three-piece bathroom suite and has a modern fresh finish.
- The property benefits from two bedrooms both of which are spacious double rooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2

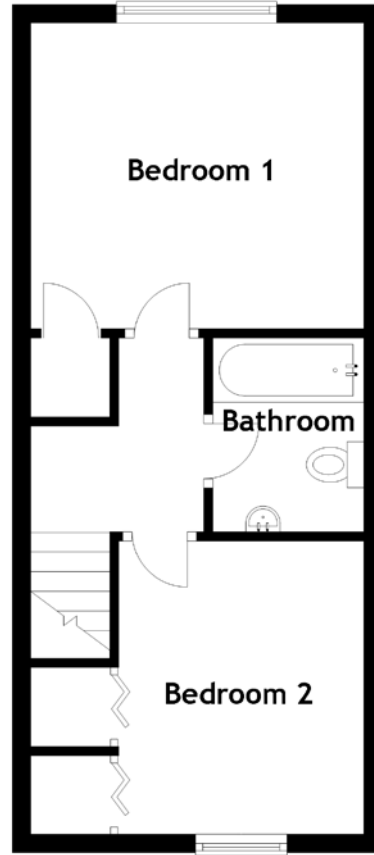
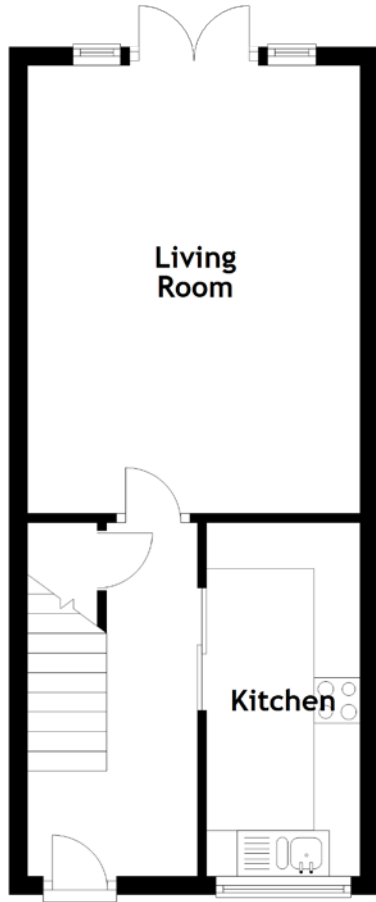


In addition, the property includes free on-street parking as well as a single driveway for off-street parking. The house further benefits from gas central heating and full double glazing, making for a warm home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

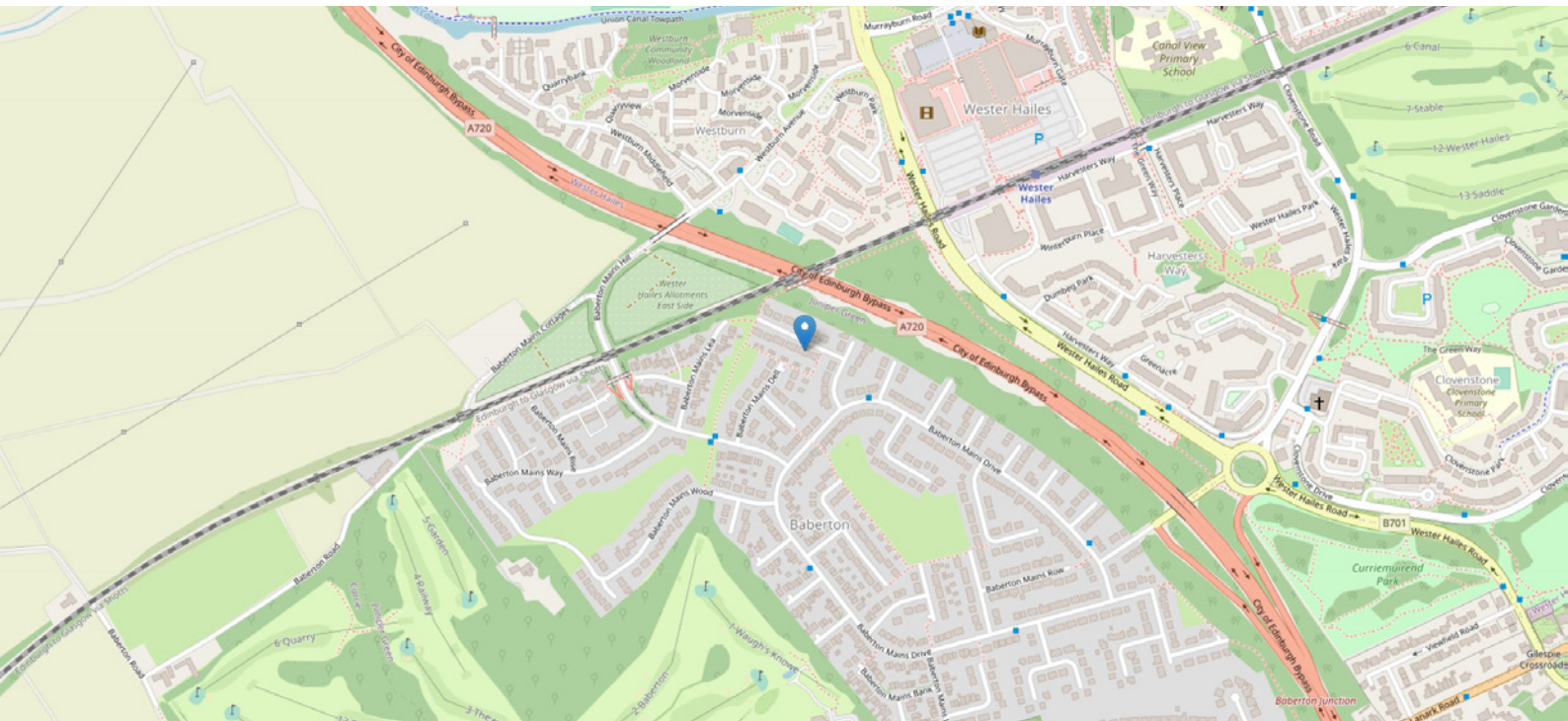


Approximate Dimensions
(Taken from the widest point)

Living Room 4.88m (16') x 3.62m (11'11")
Kitchen 3.85m (12'8") x 1.67m (5'6")

Bedroom 1 3.62m (11'11") x 3.33m (10'11")
Bedroom 2 3.19m (10'6") x 2.65m (8'8")
Bathroom 2.11m (6'11") x 1.64m (5'5")

Gross internal floor area (m²): 64m² | EPC Rating: C



THE LOCATION

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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