



7 Baird Gardens
Edinburgh, EH12 5RS

A

"Baird Gardens is a spacious detached home offering flexible family living across two floors"

- HALLWAY
- LIVING ROOM
- KITCHEN
- SITTING/DINING ROOM
- DOWNSTAIRS BATHROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- UPSTAIRS BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GARAGE
- SUMMER HOUSE









LOCATION

Balgreen is a popular and convenient residential area of the city lying approximately three miles west of the city centre. The local area boasts a wealth of amenities and services with a number of small independent shops, a Post Office and a Library within a few minutes on foot, a Tesco Express at Stenhouse Cross and a large branch of Sainsbury at Murrayfield. Balgreen Nursery and Primary schools are also within a few minutes on foot and have an excellent academic reputation. The lovely open spaces of Saughton Park with its Sports Complex, skate park, play park and rose garden offer plenty of opportunities to enjoy the open air and there are delightful leafy river bank walks along the Water of Leith, which also links with the Union Canal towpath and the city's cycle path network. Murrayfield Ice Rink and Stadium are within a short walk. Balgreen tram stop provides a direct link with both Edinburgh International Airport and the city centre, and there are excellent bus services to and from Princes Street and to many other parts of the city. Proximity to Corstorphine Road ensures ready access to the Airport, central motorway network and the Queensferry crossing

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

Baird Gardens is a spacious detached home offering flexible family living across two floors, with four bedrooms and two reception rooms. Located in a quiet cul-de-sac, the property boasts a generous, fully enclosed garden that provides a private, secluded retreat. The accommodation comprises: welcoming hall with under-stair storage; a bright living room with a box bay window and feature fireplace; sitting/dining room with patio doors opening to the beautiful manicured rear garden; kitchen with plenty of storage with ample wall and base units; front facing double bedroom 1 with built in wardrobe space; rear facing double bedroom 2 and a family bathroom which completes the ground floor. Upstairs, the carpeted staircase leads to two further well-proportioned bedrooms, a second family bathroom, and large additional attic/eaves storage which completes the accommodation on offer. The front of the property includes a low-maintenance paved garden and a large driveway with carport, providing access to the single garage. The expansive, enclosed rear garden is both child-friendly and perfect for outdoor entertaining.

EPC RATING

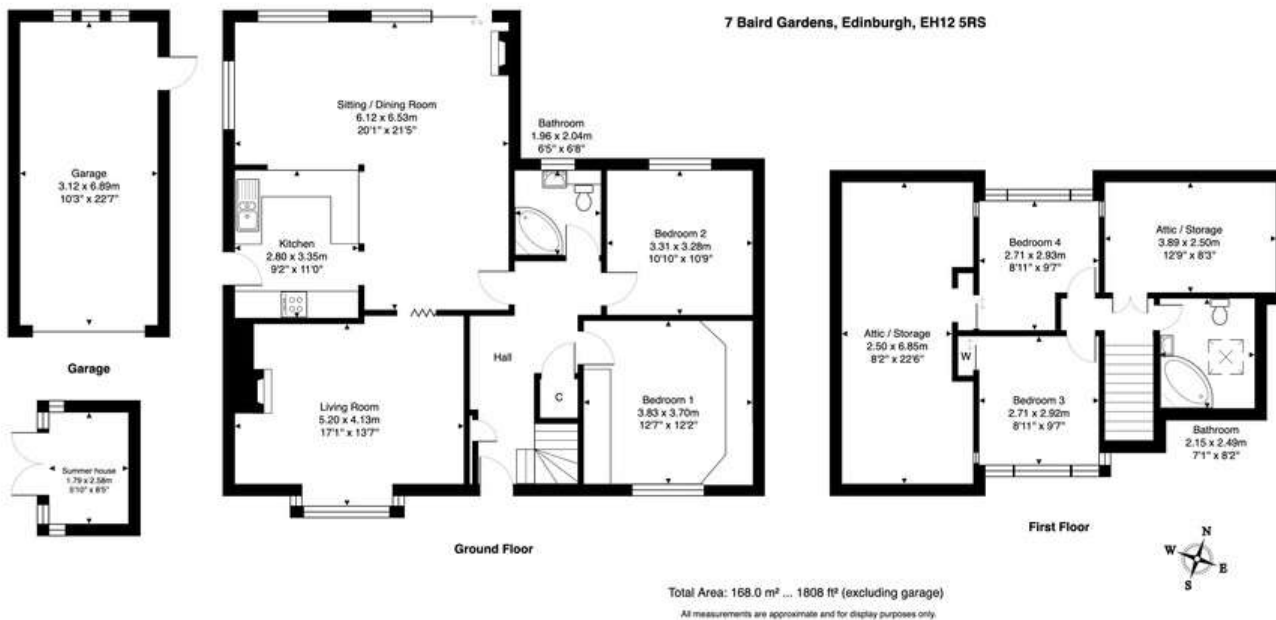
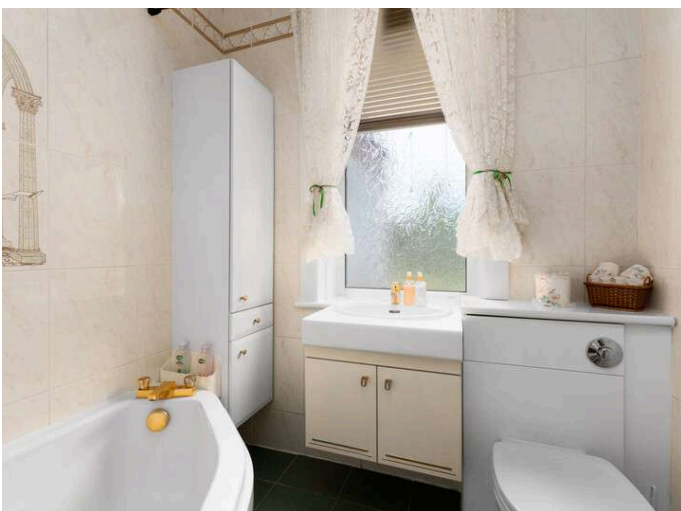
The energy efficiency rating for this property is band D





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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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