










Solicitors & Estate Agents



2 Baird Terrace

Murrayfield | Edinburgh | EH12 5RR

Neilsons are delighted to offer on to the market this charming detached bungalow which is situated on a large corner plot, with extensive private gardens, driveway and garage, in the highly sought after Murrayfield district. The property is situated close to the city centre, excellent local amenities and transport links and would undoubtedly appeal to the growing families.

-  5 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - F



Description

The accommodation in brief comprises; entrance porch, welcoming hallway, light and airy reception room with gas fireplace, fitted kitchen with appliances, useful utility room off it, spacious dining area with access to the conservatory, two good sized double bedrooms and family bathroom with separate shower enclosure. Finally, the upstairs accommodation comprises; upper landing, generously proportioned principal bedroom with en-suite shower room and two further bedrooms. Further benefits include gas central heating, external wall insulation and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob and ovens.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear and side. The landscaped garden is mainly laid to lawn and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking and garage with double doors at the rear of the property.

Viewing

By appointment through Neilsons 0131 624 2222.





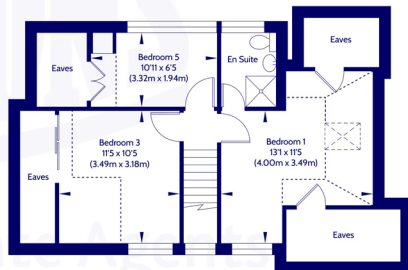
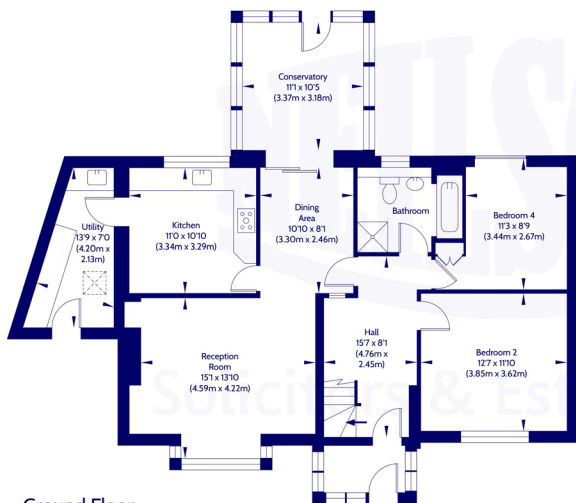
Location

The property enjoys a convenient location in the popular West Edinburgh suburb of Balgreen, close to the tram link, a Scotmid supermarket and the delightful green spaces of Saughton Park and Rose Garden. A wealth of local shops and services can be found within easy walking distance of the property with a choice of supermarkets including Murrayfield Sainsburys also close at hand. Local schooling is available from nursery to secondary level within walking distance and a wide choice of sporting and recreational facilities can also be found in the vicinity. Frequent tram services provide swift access in to the city centre and out to The Gyle, Edinburgh Park and the airport, and regular bus services connect swiftly to other areas of the city.





Approx. Gross Internal Floor Area 137.3 Sq M /1478 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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