



Solicitors & Estate Agents










Offers Over

£585,000

5 Baberton Crescent

Juniper Green | Edinburgh | EH14 5BW

Located in the sought-after village of Juniper Green, this exceptional extended link-detached bungalow offers stylish and spacious accommodation in true move-in condition. Presented to the market chain-free, this impressive home combines modern design with practical family living.

-  4 bedrooms
-  2 reception rooms
-  2 Shower rooms
-  Private Gardens
-  Garage & Driveway
-  EPC rating – D
-  Council tax band - F



Description

The welcoming vestibule opens into a striking split-plan reception and dining area, complete with a gas living flame fire and bifold doors leading to a beautifully landscaped, enclosed south-facing garden, perfect for relaxing or entertaining. A stunning contemporary kitchen features high-end integrated appliances, including a boiling water tap, fridge-freezer, dishwasher, double oven with combi oven, induction hob, extractor hood and a dedicated drinks fridge. A breakfasting bar seamlessly connects the kitchen to the dining area, enhancing the open-plan feel.

The inner hallway offers excellent built-in storage and leads to two generous double bedrooms with built-in wardrobes, a stylish modern shower room with underfloor heating, and a convenient utility cupboard with washing machine included. A fourth bedroom/home office is positioned to the front of the property. Stairs with a galleried landing lead to an impressive principal bedroom suite with a large private balcony enjoying a sunny southerly aspect. The suite also includes a walk-in dressing room with ample hanging space and access to a large floored attic which houses the boiler. A luxurious shower room completes the upper level, finished with a contemporary white suite and concealed plumbing to allow for a future bath installation if desired. Underfloor heating adds a touch of comfort.

Further benefits include gas central heating, British Gas 'Hive' control system, full double glazing, burglar alarm system, CCTV and security lighting.

Early viewing is highly recommended to appreciate the quality and space this wonderful home offers.



Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, washing machine, curtains, blinds and light fittings.

Gardens and Garage

To the front of the house there is a large driveway, and a secure garage with power, lighting, and a remote-controlled door. The south-facing rear garden has been thoughtfully designed to maximise sunlight and includes lawn, patio areas, outdoor lighting, power points, and a water tap.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The historic mill village of Juniper Green lies to the southwest of Edinburgh city centre close to Colinton, Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport, Curriehill Railway Station is nearby and regular public transport serves the City Centre and surrounding areas.

Highly regarded local schools are available within walking distance of the property from nursery to secondary level with the independent George Watsons College and George Heriots also available on direct bus routes. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, The Pentland Hills Regional Park and picturesque walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park.



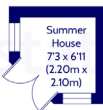
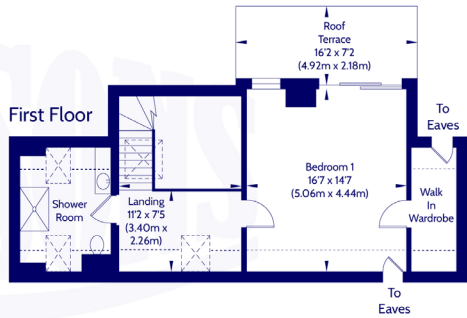


Approx. Gross Internal Floor Area 159 Sq M / 1711 Sq Ft.

Ground Floor



First 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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