



Attractive, and offering excellent potential

Four-bedroom, mid-terrace house



Attractive, four-bedroom, mid-terrace house situated in a quiet residential street in the popular Baberton area of Edinburgh, close to local amenities, schools and transport links. Now in need of modernising this is a fantastic opportunity to add your own stamp to a property. The accommodation consists of an entrance hallway, with under stair storage, a bright open plan, L-shaped lounge/dining/kitchen with a range of fitted units, patio doors to the garden from the dining area and a fireplace in the living area. There is also a utility area off the kitchen, which leads into a double bedroom, with patio doors to the garden and an ensuite shower room. There is also a small box room, ideal for home working or storage. On the upper floor there are three double bedrooms, two with fitted wardrobes, a landing with access to the attic and a family shower room. To the front of the property there is a garden area, driveway and single garage. To the rear there is a garden, with mature shrubs and artificial grass.

Key Features

- Entrance hall
- Open plan living/dining/kitchen
- Box room
- Utility area
- Four double bedrooms
- Ensuite shower room
- Shower room
- Attic
- Gas central heating
- Double glazing
- Garden
- Garage and driveway



Baberton

Baberton is a sought-after residential district lying to the southwest of the City Centre. There are local shops available within the vicinity providing everyday provisions with a further range available in nearby Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, both providing a more extensive range of shopping outlets. The area is well served by frequent public transport serving the City Centre and surrounding areas. Good schooling at all levels can be found locally, including the highly regarded Juniper Green Primary School. Leisure and recreational facilities abound locally and include Spylaw Public Park situated in the beautiful surroundings of the dell, the tranquility of the Water of Leith and Colinton Dell is on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed with Baberton Golf Club a mere five minutes walk away. The area enjoys ease of access to the City By-Pass linking the national motorway system, the Queensferry Crossing and Edinburgh International Airport.



Extras

All fitted floor coverings, curtains, light fittings, oven, hob are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£300,000

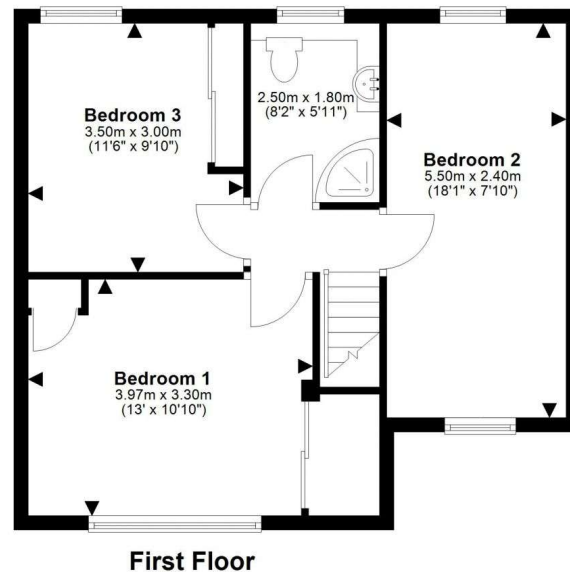
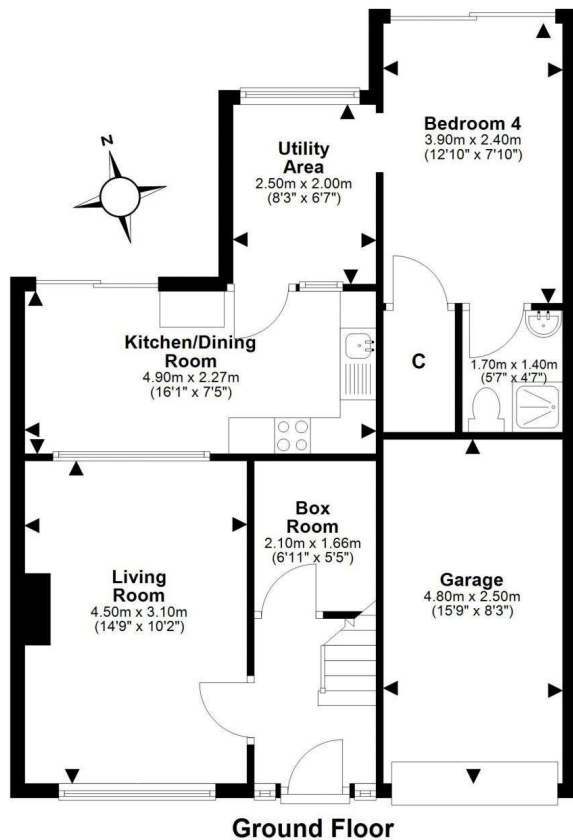
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.