

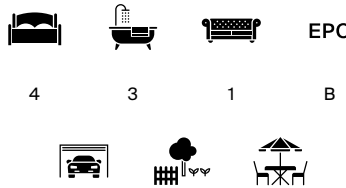


BABERTON AVENUE

Juniper Green, EH14

EXCEPTIONAL CONTEMPORARY HOME

In Juniper Green



Local Authority: The City of Edinburgh Council
Council Tax band: G
Tenure: Freehold

Offers Over: £750,000



DESCRIPTION

Built in 2022 to an exceptional standard, this beautifully designed four-bedroom home in the sought-after area of Juniper Green offers a perfect blend of modern luxury and effortless living. Designed with meticulous attention to detail, the interiors have been curated by a professional designer, with furnishings available, ensuring a turnkey opportunity for the new owner.

The heart of the home is the expansive open-plan living, dining, and kitchen area, a stunning space flooded with natural light and offering seamless access to the private garden and balcony with stunning views of Edinburgh Castle, Fife and beyond, perfect for entertaining or relaxing. The principal suite boasts a luxurious ensuite shower room and a dressing area, while three further well-proportioned bedrooms provide flexible accommodation for family or guests.



Additional features include a stylish family bathroom, a separate shower room, and a guest WC, ensuring practicality without compromising on style. A utility room offers further convenience, and the integrated garage enhances the home’s functionality.

Situated in the desirable Baberton Avenue, this property enjoys the best of suburban tranquillity while being within easy reach of Edinburgh city centre. With exceptional craftsmanship, high-quality finishes, and the option for professionally designed furnishings, this is a rare opportunity to acquire a truly outstanding contemporary home.

Exterior: Private driveway, rear garden and store under outside stairs.

LOCATION

Located in charming Juniper Green, Baberton Avenue sits in the midst of a vibrant village community with reliable train and road links to the city centre. It is also ideal for those who want to stay connected with the countryside, as the glorious Pentland Hills are a short distance away and the Water of Leith walkway is on the doorstep. Within half a mile, the local Juniper Green area boasts a supermarket, independent food shops, a bank and a pharmacy, as well as other essential day to day services. On the doorstep of the properties is the Juniper Green Tennis Club as well as a childrens’ park and open green space at Bloomiehall Park. Nearby, Colinton village retains its bubbling ambience as well as a further range of services and amenities. Locally there are a great choice of nurseries and two highly rated public primary schools; Juniper Green Primary and St Cuthbert’s RC Primary. At secondary level, Currie High School and St Augustine’s give older children good educational options and there is also easy access to a number of private schools including George Watson’s College and Merchiston Castle School.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area 2136 Sq Ft - 198.43 Sq M
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



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