



2 Baberton Avenue  
Juniper Green, EH14 5DN

Hallway  
Living Room  
Fitted Kitchen  
Dining Room  
3 Double Bedrooms  
Family Bathroom + WC Room  
Floored Attic  
Gas Central Heating & Double Glazing Throughout  
Private Rear Garden  
EPC: D  
Council Tax Band: E

An impressive and rarely available three bedroom semi-detached house pleasantly situated within a quiet residential pocket of Juniper Green. Close to fantastic amenities, schooling and transport links while benefitting from a private garden, the property will undoubtedly suit professionals and growing families.

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming hallway with cloakroom cupboard, generously proportioned dual-aspect lounge with modern wood flooring, gas fireplace, and sliding patio doors into rear garden, contemporary fitted kitchen with under-stair pantry cupboard and base/wall-mounted units with various appliances, and a bright and airy dining room. A carpeted staircase leads up to the landing, which provides access to the floored loft which was previously used as a playroom. The roof offers excellent storage but can also be converted to a fourth bedroom subject to sufficient permissions. Upstairs also comprises; sizeable master bedroom with build-in wardrobe, fitted wardrobe and floor space large enough for super-king size bed and freestanding furniture, second double bedroom with generous built-in wardrobes and cupboards including an Edinburgh press cupboard, third double bedroom which could also be used as a great home office or second sitting room, modern family bathroom consisting of a four-piece suite and under-floor heating. Finishing the interiors is a further WC room. The property benefits from gas central heating and double glazing throughout, ensuring a comfortable living environment all year round.

Externally, the property boasts an attractive and easily maintained east-facing private rear garden with excellent storage cupboard. Ample unrestricted on-street parking is available.

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. 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, Pentlands Regional Park and 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. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.











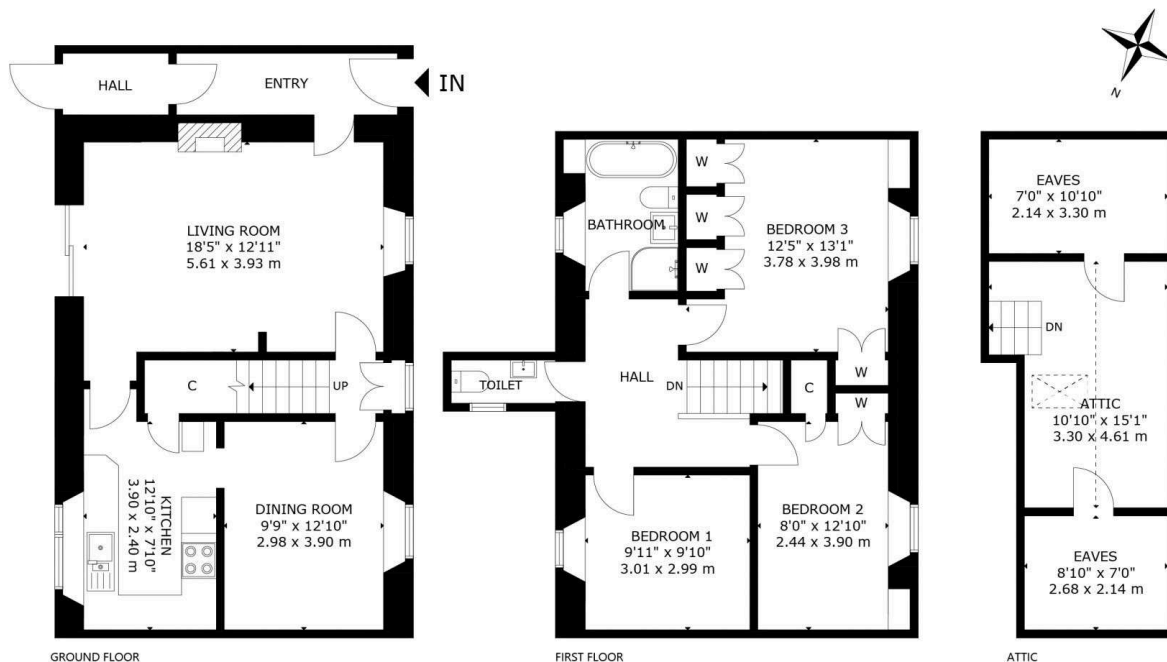












2 BABERTON AVENUE EH14 5DN  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 1,611 SQ FT / 149 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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