

Jardine Phillips  
Solicitors • Estate Agents

## JUNIPER GREEN

52 BABERTON CRESCENT  
EH14 5BP



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EPC RATING: D

OFFERS OVER £540,000

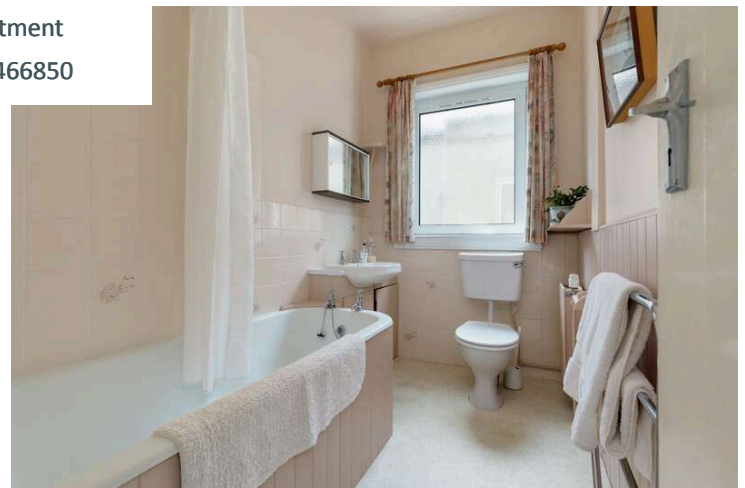
## PROPERTY DESCRIPTION

- Vestibule leading to hallway and stairs to the first floor with handy understairs storage
- Large sitting room with feature fireplace and arched cupboards with sliding patio doors leading to a terrace with panoramic views over the rear garden across the Forth Valley and the mountains beyond
- Dining room with plenty of space for entertaining
- Kitchen breakfast room with good range of wooden units & appliances and space for eating, together with access to stairs down to the rear garden
- Room where freezer is located, leading to a huge cellar - perfect for storage
- Three ground floor double bedrooms, two with fitted storage
- Downstairs family bathroom with bath with electric shower over, vanity sink unit & wc
- Master bedroom upstairs with dormer window to front with stunning views to the Pentlands, fitted wardrobes & access to eaves storage
- Ensuite shower room with shower cubicle, vanity sink unit & wc
- Gas central heating from combi boiler located in the basement
- Upvc double glazed windows
- Good size front garden with hedging and space to sit out and off street parking
- Very large well established rear garden set out over various levels with lawns, patios and borders with trees & shrubs



## VIEWING

Sun 2-4 or by  
appointment  
0131 4466850







## SPACIOUS, CLASSIC 1930S FOUR BED DETACHED BUNGALOW WITH OUTSTANDING GARDENS & VIEWS IN QUIET RESIDENTIAL STREET

This is a wonderful opportunity to purchase an extended detached property on an amazing elevated plot with breathtaking views. This has been a well loved family home for many years and is now looking for somebody to put their own stamp on it. Located in the ever popular area of Juniper Green with great local amenities, schools and transport links into the city centre - ideal for commuters. Excellent for those who love outdoor pursuits with the countryside on your doorstep.

### AREA

Juniper Green has grown to be a popular residential suburb of Edinburgh, running along the foot of the Pentland Hills and only a few miles from the City Centre. There are good local shopping facilities nearby with a number of retail parks a short drive away including Straiton, The Gyle & Hermiston Gait. Schooling in the area is well renowned and the property is in the catchment for Juniper Green Primary and Currie Community High Schools. There are also gyms, tennis, golf & bowling clubs close by and access to woodland walks along the Water of Leith and Pentland Hills Park. Edinburgh airport is a short drive away and there are numerous bus services available from the main road into the city centre. The City Bypass is minutes away with its links to the motorway network.

### EXTRAS

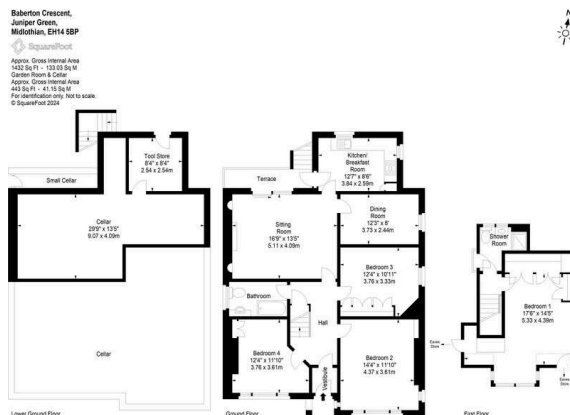
The blinds/curtains, light fittings, stainless steel range cooker, cooker hood, integrated dishwasher, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£550,000



Sitting room	16'9 x 13'5 (5.11 x 4.09m)
Dining room	12'3 x 8' (3.73 x 2.44m)
Kitchen/breakfast room	12'7 x 8'6 (3.84 x 2.59m)
Garden room	8'4 x 8'4 (2.54 x 2.54m)
Cellar	29'9 x 13'5 (9.07 x 4.09m)
Bedroom 1	17'6 x 14'5 (5.33 x 4.39m)
Bedroom 2	14'4 x 11'10 (4.37 x 3.61m)
Bedroom 3	12'4 x 10'11 (3.76 x 3.33m)
Bedroom 4	12'4 x 11'10 (3.76 x 3.61m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.