

COULTERS[©]

38 BABERTON AVENUE

JUNIPER GREEN, EDINBURGH, EH14 5DR

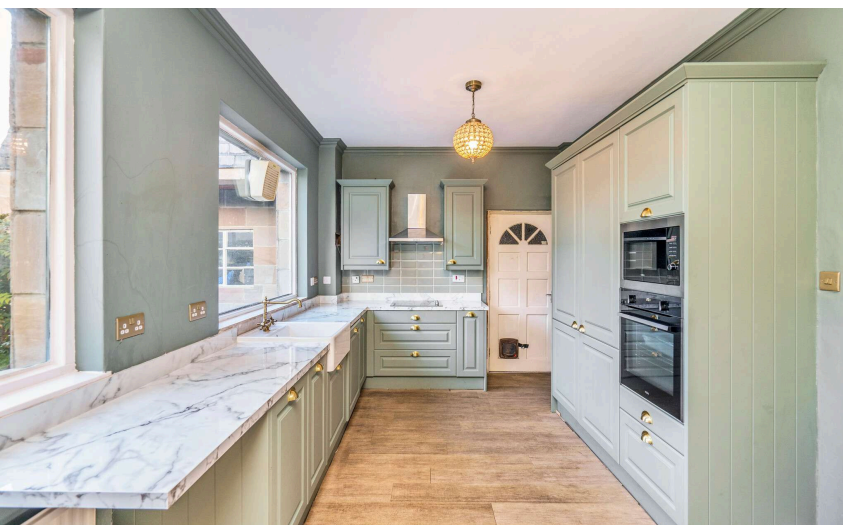
 6 BED  3 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Set within a quiet residential area, 38 Baberton Avenue is a substantial detached family home offering exceptionally spacious and versatile accommodation across two levels. Located in the sought-after area of Juniper Green, the property is ideally placed for excellent local amenities, highly regarded schooling, and convenient transport links. With the main entrance accessed from Woodhall Terrace, the property is set back behind a well-maintained front garden.

The current owners have carried out a number of considerable upgrades to the home, including a recently refitted kitchen which provides space for dining and a superb open plan set up that is ideal for family life. The kitchen leads seamlessly into the main sitting room and enjoys superb natural light through a large picture window, with a fireplace providing a welcoming focal point. The ground floor also offers excellent flexibility, with two further public rooms suitable for use as additional reception areas or home offices. A bright conservatory extends the living space, while a practical utility room and WC complete the lower level.



KEY FEATURES



Extremely spacious detached family home.



Private gardens to both front and rear.



Primary School less than a five minute walk.



EPC Rating - D



Versatile layout with up to six bedrooms available.



Single garage and unrestricted on street parking.



Excellent bus service into city centre.



Council Tax Band - G





Upstairs, the accommodation is notably spacious, comprising six double bedrooms served by a family bathroom which has also recently been replaced by an attractive modern suite. To the rear, the bedrooms are afforded an attractive southerly view towards the Pentland Hills.

Externally, there is a private garden to rear which offers a low maintenance area for outdoor relaxation. From the back gate, a small lane leads directly to Baberton Avenue. The property also benefits from a garage with power and lighting, and ample on-street parking.





THE LOCAL AREA

Nestled on the banks of the picturesque Water of Leith at the foot of the Pentland Hills, the village of Juniper Green offers idyllic country living just five miles from the city centre. Enveloped by woodland and green fields, the area has retained a charming village atmosphere, affording residents a relaxed, laid-back lifestyle close to the hustle and bustle of the capital. It is the perfect base from which to enjoy outdoor pursuits including walking and cycling along the Water of Leith, hiking and horse riding in the Pentland Hills or dry-slope skiing at the Midlothian Snowsports Centre. Juniper Green Tennis Club is also right on the doorstep. The village is well-served by local amenities including shops, garden centre, café, pubs, a restaurant and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. Juniper Green Primary School is less than a five minute walk door to door and the property sits in the catchment area for Currie Community High School. There is easy access to Edinburgh City Bypass and the M8/M9 motorway networks, as well as convenient public transport links into the city centre and beyond.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available by separate negotiation.



HOME REPORT VALUATION: £575,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,185 SQ FT / 203 SQ M
 GARAGE 171 SQ FT / 16 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.