



98 Baird Drive
BALGREEN | EDINBURGH | EH12 5RZ


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Set on a quiet residential street, this attractive two bedroom lower main door flat on Baird Drive offers a fantastic opportunity for first time buyers, downsizers or investors seeking a well proportioned home in a popular area of Edinburgh.

The property benefits from its own private entrance, leading into a welcoming hallway which provides access to all rooms. To the front of the property, the bright spacious living room is ideal for relaxing and also provides space for dining. The kitchen has ample worktop space with floor and wall mounted units. There are two bedrooms with the master room benefitting from built in storage. The accommodation is completed with the bathroom which features a two piece suite and shower cubicle. Externally there are private gardens to the front and rear and access to a communal garden area.

- Two bedroom main door lower flat.
- Private front and rear gardens and communal garden.
- Close to local amenities.
- Excellent transport links.
- Double glazing and gas central heating.

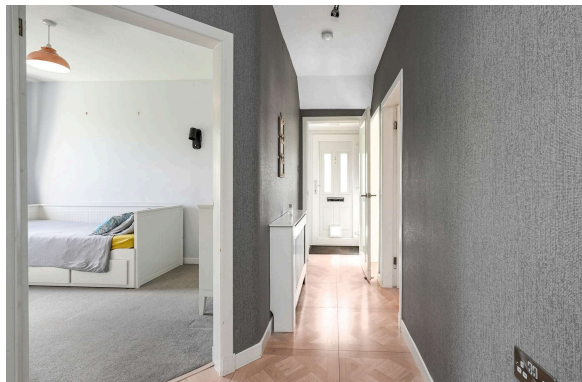
Council Tax C. Energy Rating C.

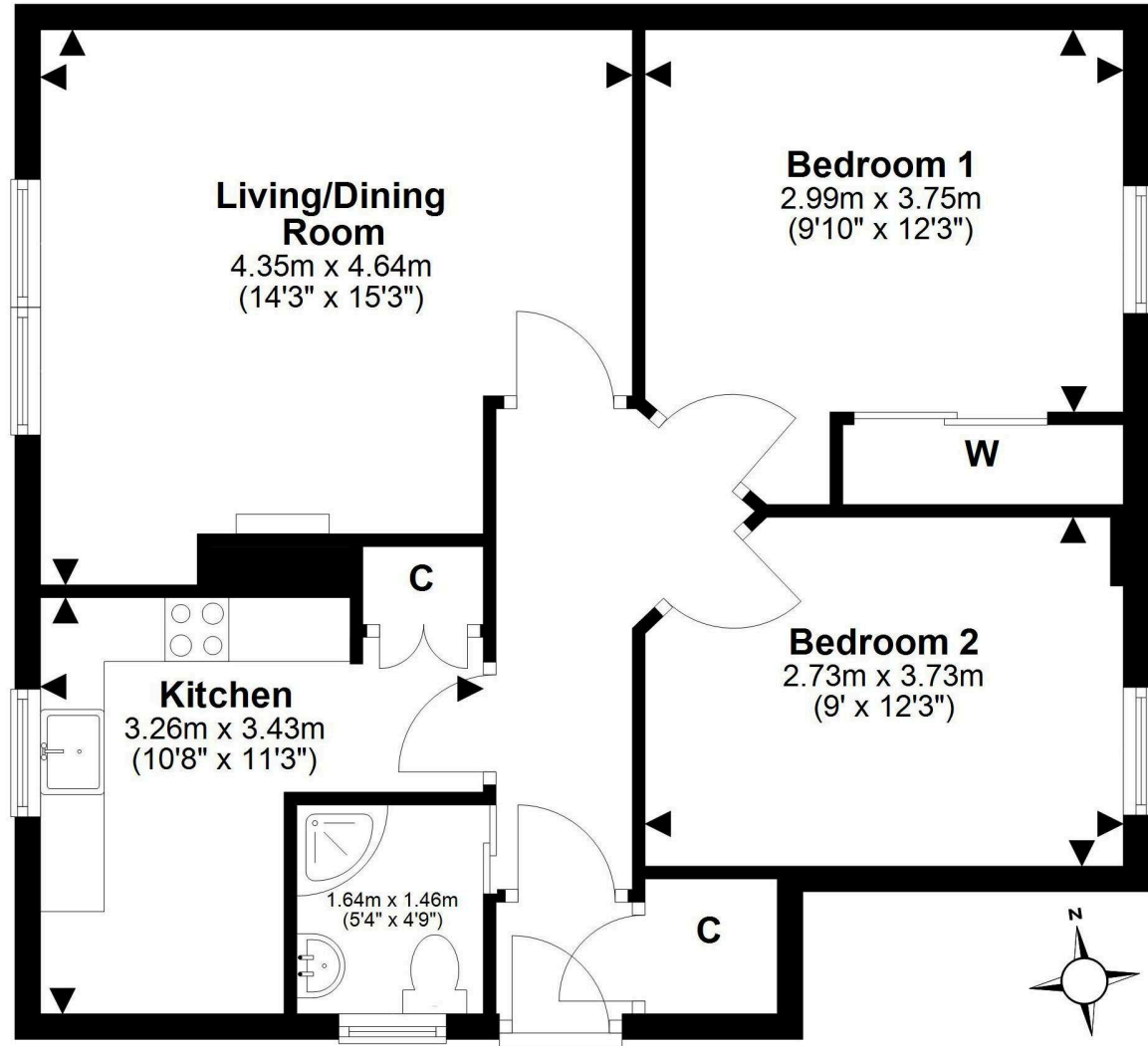
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, curtain rails, integrated kitchen appliances, dishwasher, fire place, TV and blue wooden shed will be included in the sale. The curtains, black shelves in kitchen and plastic shed will not be included in the sale. Other items of furniture are available under separate negotiations.

Balgreen is a highly popular area of Edinburgh to the west of the City Centre. An excellent selection of local shops provide for daily requirements and further specialised shopping can be found at Corstorphine, the Gyle Centre or in nearby Gorgie, all just a short drive away. Recreational facilities include parks, playing fields, leisure/sports centres and golf courses and Edinburgh Zoo is just a leisurely stroll away. Schooling is well represented from nursery to senior level. There are regular public transport services to the City Centre and surrounding areas, with the Balgreen tram stop being only a 2 minute walk away. Edinburgh City Bypass is easily accessible, giving access to the M8 and M9 motorway networks.





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.