

19

Baberton Mains Green Baberton Mains, Edinburgh, EH14 3EJ



- Sittingroom
- Separate Diningroom
- Fitted kitchen
- 2 Double Bedrooms
- 1 Single Bedroom
- Family room/Bedroom 4
- Bathroom plus additional Shower/WC
- All fitted carpets and blinds
- Gas Central Heating
- Double Glazing
- Single Garage
- Garden
- Council Tax Band – F
- EPC - D

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Sturrock, Armstrong & Thomson

“Extended 2/3 public
and 3/4 Bedroom
Detached Villa with
Garage on favoured
corner site”





The property is a fine modern detached Villa occupying a favoured corner site at the end of a quiet cul-de-sac. It has the benefit of a private front garden and good-sized secluded rear garden with greenhouse and a Single Garage.

It has been extended on two occasions- the first to give a useful rear hall giving access to a Shower-Room/WC and the second to the side to form a Family/TV Room/Bedroom 4 with access from the Dining Room and slide-aside patio doors to the garden.

The Sitting Room features a period-style fire surround and coal effect gas convector fire, separated from the dining room with bi-fold doors. The Kitchen comes complete with a 4 ring gas hob, twin electric ovens (1 with grill), automatic washing machine, dishwasher and fridge. The freezer in the rear hall is also included in the sale.

Upstairs the landing has a cupboard housing the 'Combi' gas central heating boiler, installed 4 years ago. The master and single Bedroom both have mirror-door fitted wardrobes, with the single bedroom also having access to additional over-stair storage. The second double bedroom has ample fitted wardrobes as well. The contemporary Bathroom features fully tiled walls and floor plus an over-bath shower and glazed screen.

Good attic insulation combined with cavity wall insulation (the well insulated Family/TV Room/Bedroom 4 excepted) and full double glazing give year-round affordable comfort.

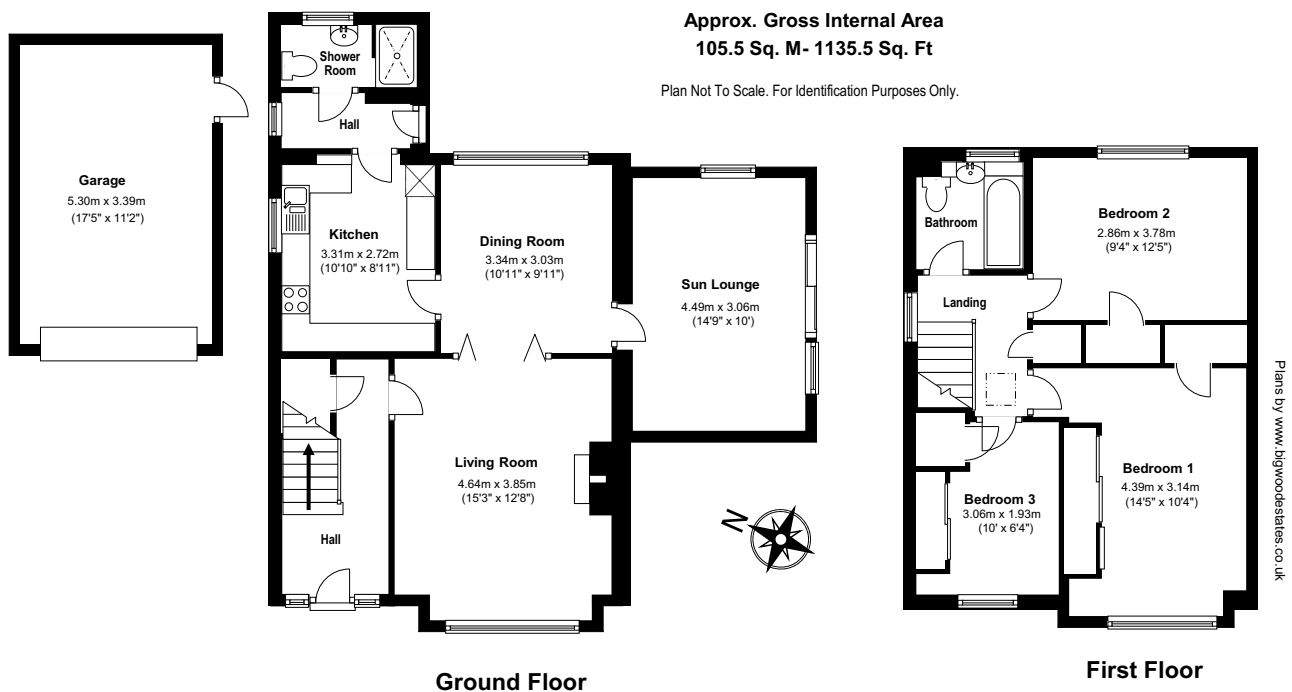
All Fitted carpets, floorcoverings and blinds are included in the sale.

In all this is an ideal Family Home offering flexibility of room use, in a popular residential location handy for a wide range of amenities.

Some 4 miles west of the City Centre, Baberton Mains is an ideal location for Families, being close to acclaimed Juniper Green Primary School and handy for sought-after Currie High School. Heriot-Watt University Campus at Riccarton is within a short drive. Nearby Hermiston Gait has a large Tesco Supermarket, several national chain outlets and Krispy Kreme. A little to the east are found a Sainsbury's Supermarket at Inglis Green Road, Slateford and a 24 hour Asda at Chesser Avenue. Juniper Green has a choice of local shops. The Gyle Shopping Centre with Marks and Spencer, Morrison's Supermarket etc is within a 10 minute drive.

Baberton Mains is well-served with an Odeon Cinema and Fitness/Leisure Suite attached to the Community High School at Wester Hailes. Several Golf Courses are easily accessible, most particularly Baberton, Ratho and Torphin. There is snooker, 5-a-side football etc at The Corn Exchange, Chesser, next to which is a Nuffield Health Club.

Regular bus services take you to and from the City Centre serving many suburbs, parts of Lothian and beyond. The City Centre is easily accessible by car. Baberton Mains has immediate links to the Edinburgh City By-Pass and is very well-placed for easy access to the Airport and Central Scottish Motorway Network.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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