

M. J. Brown, Son & Co.



18 BABERTON MAINS BRAE,
EDINBURGH, EH14 3HH

OFFERS OVER £330,000 ARE INVITED

HOME REPORT VALUE £340,000

An opportunity has arisen to purchase a semi-detached villa in this popular and very convenient residential area providing excellent family accommodation over two floors. The area of Baberton is very convenient for access to the historical and business city centre of Edinburgh and also to the Edinburgh City Bypass leading to the central motorway network, the M8 to Glasgow, M9 to Stirling and to Edinburgh International Airport and the Queensferry Crossing. Edinburgh Business Park is close at hand whilst Juniper Green provides many local convenient shopping facilities and the amenities there include Iceland, a pharmacy, a dental surgery and hair salons. For further outlets Hermiston Gate Retail Park and Gyle Shopping Centre are within easy reach.

There is schooling within the area and for recreation facilities this property is well situated for tennis clubs, bowling clubs, the golf course at Baberton and for scenic walks along the Water Leith/Union Canal walkways and nearby Pentland Hills. The Wester Hailes Educational Centre has the facility for sports and swimming and there are many buses serving this area leading into the city centre and other parts of the town.

There are gardens to the front and rear of this attractive property and the accommodation comprises on the lower level a welcoming entrance hall leading to the main apartments.

On the lower floor there is an entrance vestibule leading into the welcoming lounge. To the rear of the property is a well-fitted kitchen with access to the conservatory. A special bonus of the property is the double bedroom on ground level with en-suite shower room and this has access to both the front paved area and the rear garden. The stair case to the upper floor opens on to the landing and there are three double bedrooms, one with an en-suite shower room, and a family bathroom.

The front area of the property is mono-blocked and provides excellent parking facilities. The rear garden is enclosed and secluded and there is an area of lawn and a paved area, and a useful garden shed is included in the sale. To appreciate this well presented and attractive property with spacious accommodation on two levels early viewing is recommended.

The accommodation comprises:-

Entrance Vestibule

An outer door opens into the entrance vestibule with an astragalled glass door leading to the lounge.

Lounge

This is an elegant and comfortable room with large picture window facing the front of the property. The floor is laid with laminate flooring for ease of maintenance and the blinds and curtains are included in the sale. A focal point is the fireplace with mantle above and hearth. The staircase to the upper floor leads from this area and there is access to the rear from the kitchen and also to the downstairs double bedroom. Two radiators. Note the electric fire is not included in the sale.

Double Bedroom

This will be of particular interest to purchasers to have a bedroom with en-suite facilities on ground level. The floor is laid with laminate flooring and there is access both to the paved area at the front and the rear garden. Radiator. Ceiling halogen lights. Access to en-suite shower room with shower, WC and wash hand basin.

Fully Fitted Kitchen

A well-presented and efficient fitted kitchen with ample wall and base units, stainless steel sink unit and drainer and ample worktops. The kitchen fitments include a dishwasher, washing machine, fridge and freezer. The electric hob and cooker hood form part of the units and there is an integrated double oven. The appliances are included in the sale but their future use is not guaranteed.

Conservatory

This is an excellent addition to the property as it provides a further room and is presently used as a dining room. The windows look onto the rear garden and there are double doors from this area into the garden and further access to the kitchen. Lighting and radiator are also in this area.

Staircase to the upper floor

This is carpeted and opens onto the upper landing which has laminate flooring, radiator and fitted wardrobe and mirrored doors. The accommodation on this floor comprises:

Double Bedroom No. 1

This is a well-proportioned room with triple window facing the front. Laminate flooring, ceiling light, radiator. Access to en-suite shower room which comprises a WC, wash hand basin and walk-in shower.

Double Bedroom No. 2

To the rear with double window, laminate flooring and radiator.

Bedroom No. 3

Also faces the rear with laminate flooring, radiator and storage shelving and fitted mirrored wardrobes.

Family Bathroom

Located on the upper level comprising bath, WC, and over-bath shower.

Gardens

The front garden has been mono-blocked so it provides excellent space for parking. The rear garden is enclosed and private with hedge bordering two sides of the garden. Access from the conservatory leads to a paved area and there is a small area of grass used for drying clothes. The useful garden shed located to the rear of the property is included in the sale.

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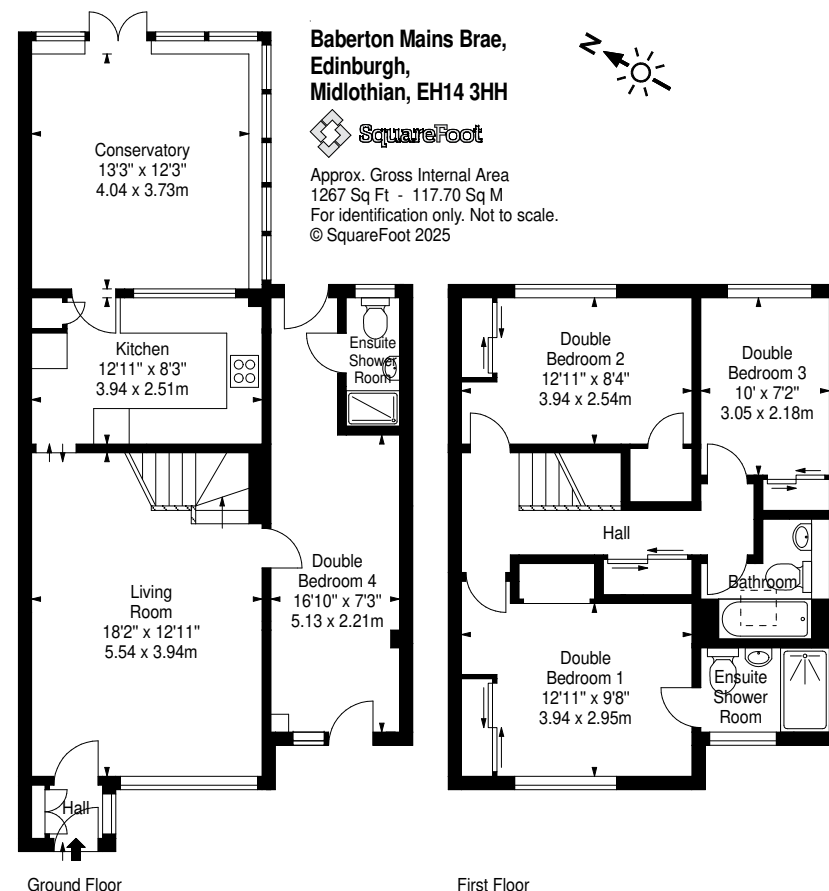
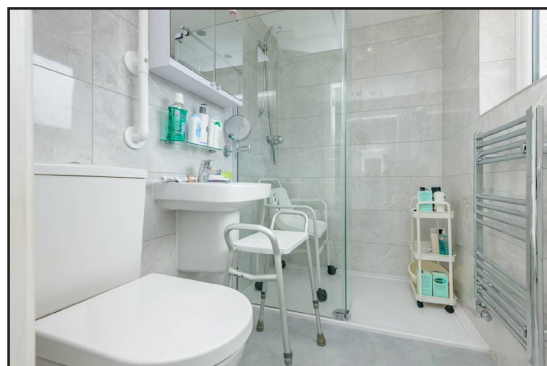
Seller

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Viewing

By appointment through Solicitors M.J. Brown, Son & Co – Tel: 0131 332 1200. At weekends please phone 07910 044 446.





M. J. Brown, Son & Co.

SOLICITORS & NOTARIES, ESTATE AGENTS

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Anyone wishing to note interest in the property should contact their solicitor in order that they may be informed of any closing date which has been fixed.

The above particulars are believed to be correct and room sizes are approximate and should not form part of any missives. No items are warranted.

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