

SIMPSON & MARWICK



10 Baberton Loan, Juniper Green, Edinburgh, EH14 5DF



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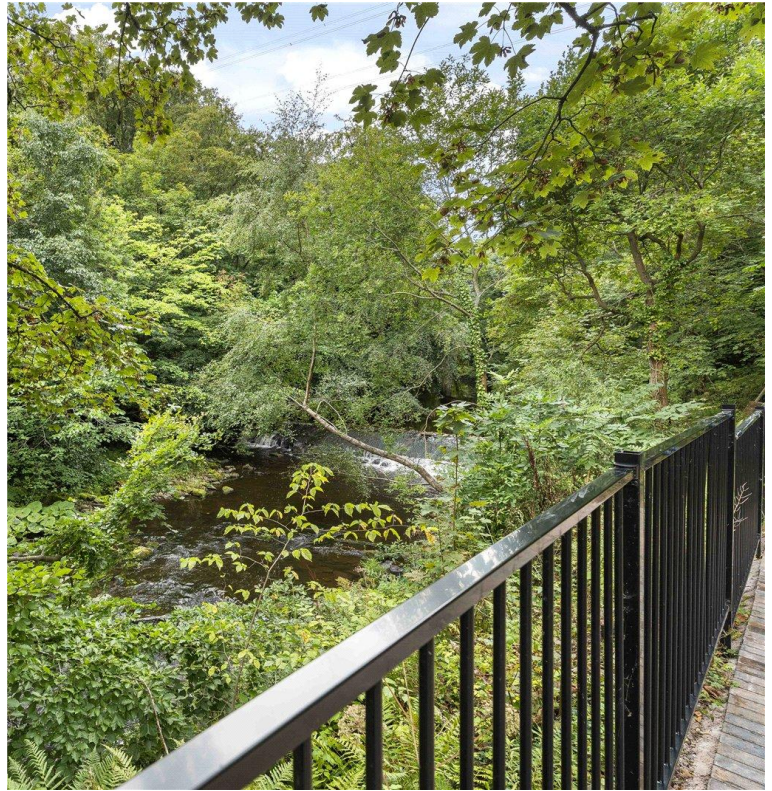
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EPC: A (93)

Council Tax - H

Exceptional 4 bedroom detached home in a private development.



- Detached house
- Open-plan living space
- Modern design
- EPC A
- Four double bedrooms
- Private Development
- Under-floor heating
- Triple-glazed windows
- Sunny, private garden
- Ample driveway parking
- Garage with workspace

This beautifully presented detached house offers a remarkable blend of modern design and luxurious comfort.

The ground floor boasts a spacious open-plan lounge, kitchen, and diner, featuring a range of integrated appliances, a breakfast bar, and a walk-in pantry. Double patio doors open to the lush garden, while a cosy snug, also with garden access and a floating log burner, provides a perfect retreat. A double bedroom, utility room with garden access, a WC, and a five-piece en suite bathroom with dual sinks and a freestanding bathtub complete the ground floor.

The first floor includes a dual-aspect double bedroom with an en-suite providing additional convenience, another double bedroom, and a versatile third bedroom currently used as a home office. The luxurious principal bathroom includes a double walk-in shower. A striking glass ceiling illuminates the landing.

The expansive west-facing garden includes a patio area and overlooks the Water of Leith. A double driveway and single garage offer ample parking. The property is immaculately maintained.

Energy efficiency was at the forefront of the developer's mind during the build, with features designed to enhance sustainability and reduce environmental impact. The property benefits from triple glazing and under-floor heating throughout, ensuring optimal thermal performance and year-round comfort. A 5kW solar panel system contributes to energy efficiency with battery storage, while the hot water supply is powered by

The Water of Leith, further reducing reliance on traditional energy sources. Additionally, a green roof above the living space provides extra insulation, reduces rainwater runoff, and enhances biodiversity. Externally, the property is finished in a mix of brick, which requires no maintenance, and zinc, known for its durability and an impressive lifespan of approximately 100 years.

Please note that some garden images have been digitally altered to reflect further landscaping since original images were carried out.

Location

Set in the scenic Juniper Green, this property benefits from a tranquil private setting while being conveniently close to Edinburgh City Centre. Enjoy the picturesque views of Water of Leith and explore nearby parks and local amenities.

Fixtures and Fittings

All fixtures and fittings will be included within this sale. Please note that some items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

10 Baberton Loan
Juniper Green EH14

Approx. Gross Internal Area:
3121.53 Sq Ft (290 Sq M)

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A	93 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		