



COULTERS[©]

20 BABERTON AVENUE

JUNIPER GREEN, EDINBURGH, EH14 5DR

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Centrally, yet quietly positioned within the heart of Juniper Green, is 20 Baberton Avenue, a charming, stone built terraced house. Dating back to circa 1900, this quaint property would make a wonderful first home for those looking to get onto the property ladder or the perfect downsizing opportunity. The living/dining room is accessed from a small entrance hall, and is a bright space which benefits from beautiful timber flooring and a working gas fire. To the rear of the property, there is a lovely fitted kitchen with cream, shaker style cabinets and space for casual dining. It also offers direct access onto the garden deck.

Upstairs, there is a good size double bedroom also with timber flooring, a built-in storage cupboard and plenty room for large furniture. A loft hatch with ramsay ladder provides access to the partially floored loft space. There is a well-designed modern shower room with an overhead velux window which provides light and ventilation. The property is served by gas central heating and is double glazed throughout.

KEY FEATURES



Stone-built terraced house



Large double bedroom



Private back garden with decking and shed



Free on street parking



Stone's throw from Water of Leith and Pentland Hills



Village centre location with shops and restaurants



There is a neatly kept, fully enclosed rear garden with a lawn, small timber hut and a deck that accommodates outdoor furniture. A lane with shared access rights, to the right hand side, provides a route around to the front of the property. Free, on street parking is available.

EXTRAS

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



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 is well-served by local amenities including shops, cafés, pubs, a restaurant, bank and chemists, with more extensive shopping facilities available at nearby Hermiston Gait Retail Park and in neighbouring Colinton and Balerno. 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.

GET IN TOUCH



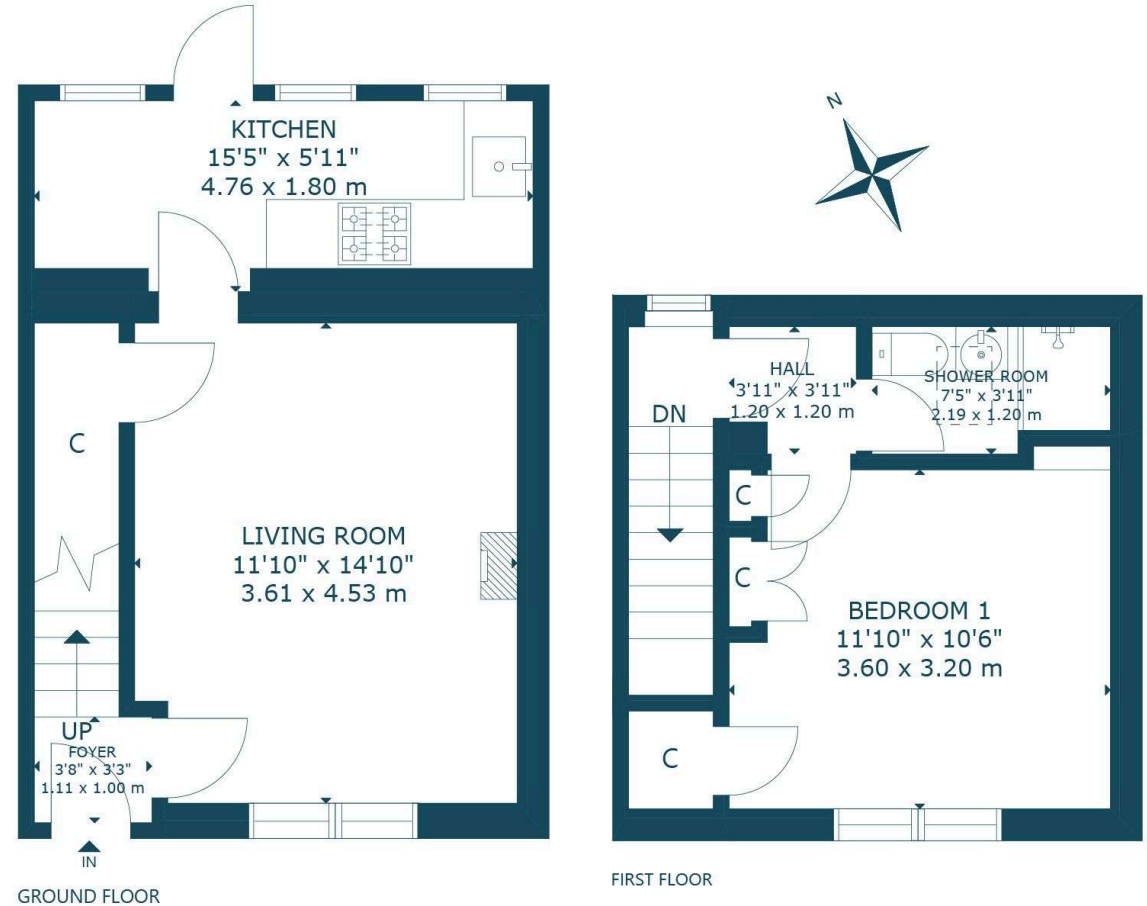
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GROUND FLOOR

FIRST FLOOR

20 BABERTON AVENUE, JUNIPER GREEN, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 548 SQ FT / 51 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.