










Offers Over

£290,000

24 Baberton Avenue

Juniper Green | Edinburgh | EH14 5DR

Neilsons are delighted to present to market this impressive and rarely available two bedroom detached house pleasantly situated within a quiet residential pocket of Juniper Green. Close to fantastic amenities, schooling and transport links while benefitting from a private garden, the property will undoubtedly suit professionals and growing families. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance vestibule, hallway with a useful understairs storage cupboard, bright and airy lounge with ample room for different configurations, modern fully-fitted kitchen/diner with a range of integrated white goods, tiling in splash areas and a pleasant dual-aspect outlook while being finished with stylish white units and a contrasting dark worktop, landing with a sizeable cupboard housing the boiler, two well-proportioned double bedrooms both with integrated wardrobes and room for freestanding furniture while one offers access to the partially-floored attic, and a partially-paneled family bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The lovely and well-kept private garden is mostly laid to lawn with a small patio area allowing for garden furniture, making for a tranquil space for residents to enjoy and make their own. For the car owner, there is ample on-street parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





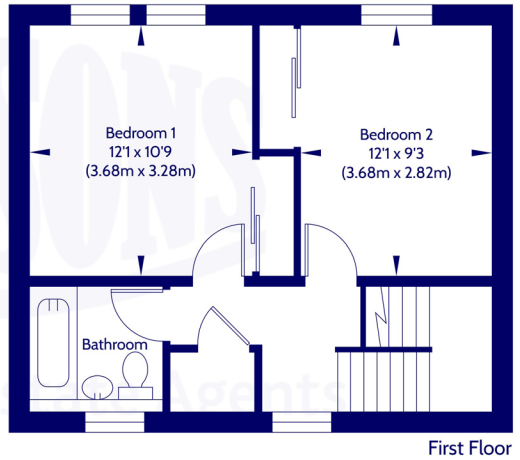
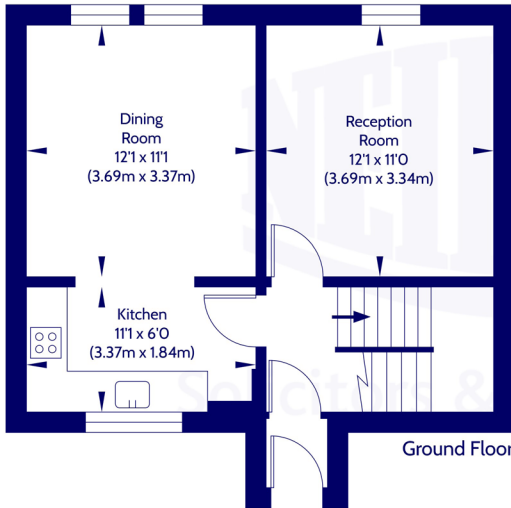
Location

The historic mill village of Juniper Green lies to the south west of the city centre close to Currie and Balerno. The area is ideal for the commuter with the City Bypass on hand, the nearby Curriehill Railway Station together with regular public transport serving the city centre. The area has a range of local retailers providing everyday requirements with many larger supermarkets close by including Sainsbury's at Inglis Green Road. The Gyle shopping centre and Hermiston Gait retail park are also within easy reach providing a further range of shops and services. Excellent leisure and recreational facilities are available locally including several golf courses, tennis courts, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 78.62 Sq M / 847 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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