




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

45 Baberton Mains Crescent

BABERTON, EDINBURGH, EH14 3DY

Baberton is located on the Western outskirts of the city of Edinburgh and lies on the left bank of the Water of Leith. All around is open countryside, which stretches out further than the eye can see; especially to the South and West. In these directions, are interesting country walks around the city reservoirs and high into the Pentland Hills.

Because of its organic growth, the neighbouring Juniper Green has a clearly discernible village centre. This makes a major contribution to identity and character, as well as to its amenity. The centre is more than capable of supplying a great deal more than normal daily requirements including local pub, hairdressers and banking services.

Excellent schooling, from nursery to secondary level, is close to hand including the purpose-built Juniper Green Primary School, while sporting and recreational facilities in the area include; bowling and tennis clubs and a choice of challenging golf courses.

There are, of course, a number of alternative shopping centres and facilities close by at the Gyle, Straiton and Hermiston Gait; all of which are made more accessible by the City Bypass.

For the commuter, there are frequent public transport services to the city centre, and Edinburgh Airport is only a short drive away.

The property is also ideal for those working in Edinburgh Business Park, Heriot-Watt University and at Hermiston Gait.



45
Baberton
Mains
Crescent





We are delighted to offer to the market this wonderful, two bedroom, semi-detached family home. Located in a peaceful, family-oriented cul-de-sac with a great community spirit; 45 Baberton Mains Crescent is ideal for a growing family, young professional couple or those downsizing to enjoy retirement.

Walking through the front door, you are welcomed by a bright and fresh hallway with a useful under-stairs storage cupboard. To your right you will find a large lounge with a contemporary electric fireplace; perfect for snuggling up on a winters' evening. The dining area, to the rear of the lounge, has space for a good-sized dining table; ideal for dinner parties with friends or family suppers together.

The kitchen is currently accessed from the dining area and has been enlarged from the original design to incorporate, what would have been, a box-room/study, giving more generous proportions. The current owners have positioned the fridge in-front of the door to the hallway, but have retained the door to allow future owners the space and flexibility to arrange the accommodation to suit their needs. There are light-coloured, modern, wall and base units, offering plenty of storage, and ample worktop space. The

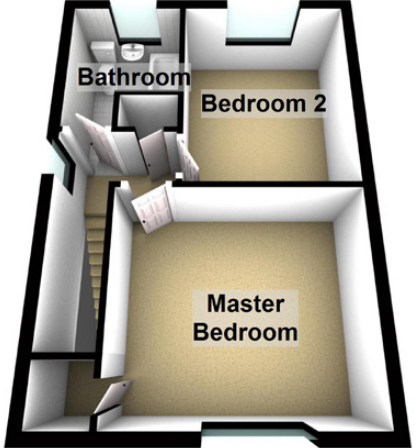
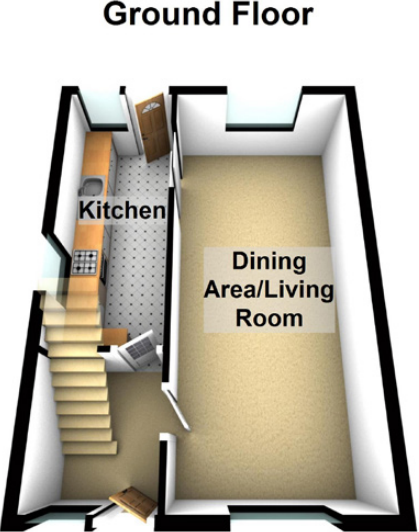
coloured, tiled splash back is bright and fresh. Appliances include: a double oven, gas hob with extractor above, washing machine and freestanding fridge-freezer.

On the first floor landing there is a large storage cupboard. The attic-space, which is partially floored, can be accessed via a Ramsey ladder and provides even more generous storage space.

The master double bedroom sits to the front of the property, with plenty of space for freestanding bedroom furniture and a walk-in cupboard over the stairs. A further double bedroom and a white, three-piece partially tiled family bathroom, including an over-bath "Mira Shower," complete the upstairs accommodation.

The front garden has been partly converted to a driveway to allow off-street parking. The large, secure, fully-paved, low maintenance back garden is accessed from the kitchen or via the side-gate. There is a greenhouse for those who wish to grow their own fruit and veg to enjoy at family BBQ's in this sunny spot! There is also a shed and secure garage within sight of the property.

The property also benefits from double-glazing and gas central heating.



The Specifications

Approximate Dimensions
(Taken from the widest point)

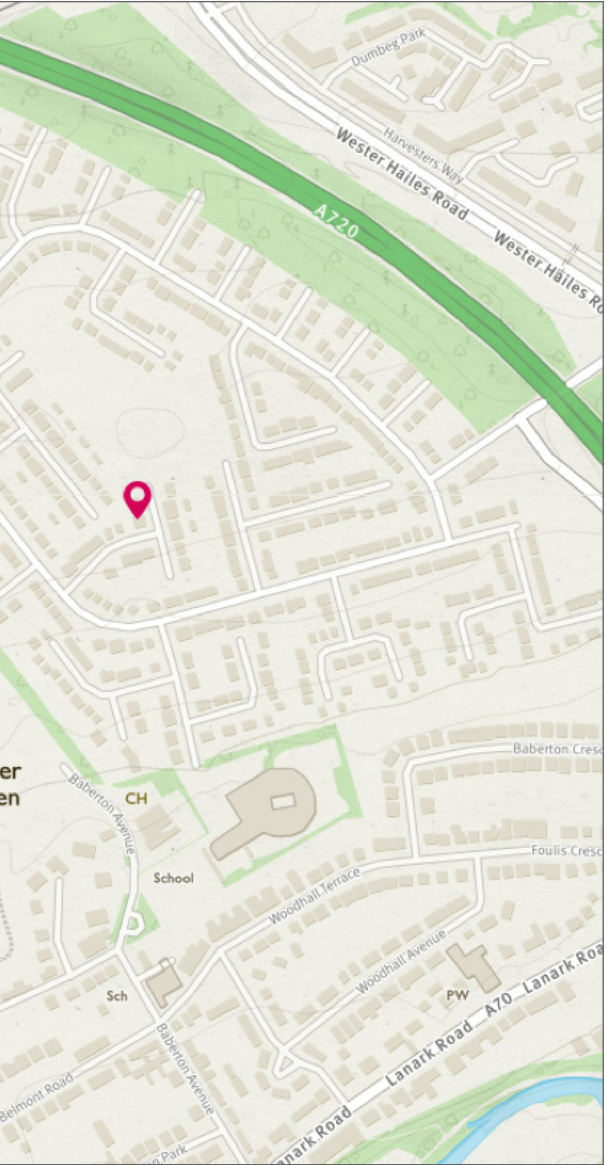
Dining Area/Living Room	6.99m (22'11") x 3.06m (10')
Kitchen	4.23m (13'11") x 1.83m (6')
Master Bedroom	3.88m (12'9") x 3.47m (11'5")
Bedroom 2	3.45m (11'4") x 2.83m (9'3")
Bathroom	2.46m (8'1") x 2.02m (6'8")

Gross internal floor area (m²)
68m²

EPC Rating
D

Extras
(Included in the sale)

Blinds, curtains, light-fittings, carpets and fitted-floor coverings, as well as integrated kitchen appliances, all white goods, the shed and greenhouse. Other items may be available by separate negotiation.



The master double bedroom sits to the front of the property, with plenty of space for freestanding bedroom furniture and a walk-in cupboard over the stairs. A further double bedroom and a white, three-piece partially tiled family bathroom, including an over-bath “Mira Shower,” complete the upstairs accommodation.




Solicitors & Estate Agents

Part
Exchange
Available



Text and description
EMMA DUFF
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk