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39 BABERTON MAINS CRESCENT



District Baberton
House Type Terraced Villa
Price Offers Around £155,000

This is an immaculately presented mid-terraced villa tucked in at the end of a very quiet cul de sac at the heart of the Baberton area in the west of the City, with tidy gardens to the front and the rear and with a garage. The house has been extensively upgraded and redecorated, with recent projects including the renovation of the bathroom, the fitting of new doors throughout and complete redecoration. Beautifully and stylishly presented, no viewer will be disappointed!

The accommodation comprises:

VESTIBULE, LOUNGE WITH DINING AREA, FITTED EQUIPPED KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM

The house has gas central heating, full double glazing and cavity wall insulation. In addition to the usual expected extras such as carpets, curtains, blinds and the kitchen white goods, the sellers would be prepared to negotiate leaving some of the good quality furniture in the house.

Number 39 lies on a short stretch of street at the apex of the cul de sac, with no passing traffic and with a landscaped grass amenity area a few yards away. The house is within easy walking distance of local shops, bars and restaurants in Juniper Green. More extensive shopping options are also available at the nearby Hermiston Gait and Gyle Centre. Baberton Mains also enjoys easy access to surrounding districts, the city centre, and the City By-Pass by way of car or public transport. The area provides excellent schooling from nursery to secondary level including the new build Juniper Green primary school.

Viewing: Thursday 7-8pm, Sunday 2-4pm or call 0131 334 8977 to make an appointment.

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Accommodation

Vestibule

Entered via a UPVC door, this has a good storage cupboard on one wall housing electric & gas meters & fuse box. On the other wall there is a large glass window allowing a lot of natural light to flood in.

Lounge Dining Room 20'10 by 12'0 6m36 x 3m66



This room has a clean, crisp contemporary look, based on warm cream and soft brown shades which are echoed in the full length bespoke curtains with 'bow' tie backs. The focal point of the room is the Adams style fire surround with its electric log effect fire and stylish art nouveau over mantle mirror. Laminated wood flooring and storage cupboard under the stairs. Stairs with the treads carpeted in a deep red shade lead to upper level. Access to kitchen.

Kitchen 11'10 by 7'9 3m60 x 2m37



Modern kitchen fitted with a range of base & wall units with complementary work surface and tiling to splashback with under unit lighting. This comes complete with integrated gas hob, electric oven &

extractor hood, dishwasher, fridge and freezer, microwave and washing machine. Door leading to rear garden.

Upper Level

Fitted carpet. Large built in cupboard with hanging and shelving space. Access to large partly floored loft with light and power housing combination boiler.

Bedroom 1 12'0 by 9'1 3m66 x 2m76



Looking westerly, this room is predominately light cream in colour with tonal variations. Sliding mirrored doors open into excellent wardrobe space. Quality curtains, blinds and carpeting.

Bedroom 2 12'0 by 8'0 3m66 x 2m44



To the rear, this room blends silver grey walls and soft furnishings with a warm plum coloured carpet the colourway of which is picked up and mirrored in the curtains. There is a storage cupboard tucked into the wall above the stairs.

Bathroom

A fabulous modern bathroom in white, dark grey and silver, with art nouveau stylistic finishing touches. The sink is fitted into a vanity unit, with the etched mirror above incorporating lights. Electric shower at the bath. Extractor fan.

Gardens and Garage

The front garden is open, with a neat patch of grass and flower beds and decorative tubs. The back garden is compact, designed with the minimum of effort in mind but with the purpose of giving you somewhere pleasant to sit in. It has a very small area of grass with some flower beds, the remainder of the area being in slabs and mono block. It is fenced with wood panelling. At the far end there is a gate which gives you access to the garage, one wall of which forms the end of the garden.

These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.