





This spacious four-bedroom detached house in desirable Baberton occupies a generous plot and offers an ideal family home with multiple living areas and good-sized, lovely mature gardens. The home has evidently been a well-loved family home and enjoys some modern touches, as well as offering potential for the new owner to carry out some cosmetic improvements and style the home to their own tastes. The home borders open green space and a local golf club, whilst also lying close to everyday amenities including shops, schools at primary and secondary level, two train stations, and open spaces.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, fridge, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Generous detached house in Baberton
- Entrance hall with storage and WC
- Elegant, southerly-facing living room
- Garden-facing dining room
- Attractive, modern kitchen and separate utility room
- Four bedrooms, all with built-in wardrobes/storage
- Family bathroom with shower-over-bath
- Leafy front garden area
- Large, mature rear garden
- Detached single garage and multi-car driveway







"THIS FOUR-BEDROOM
DETACHED HOUSE
REPRESENTS AN IDEAL
FAMILY HOME IN AN
EXCELLENT LOCATION."





EPC RATING:

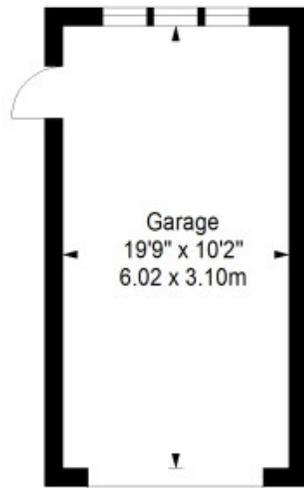
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COUNCIL TAX BAND:

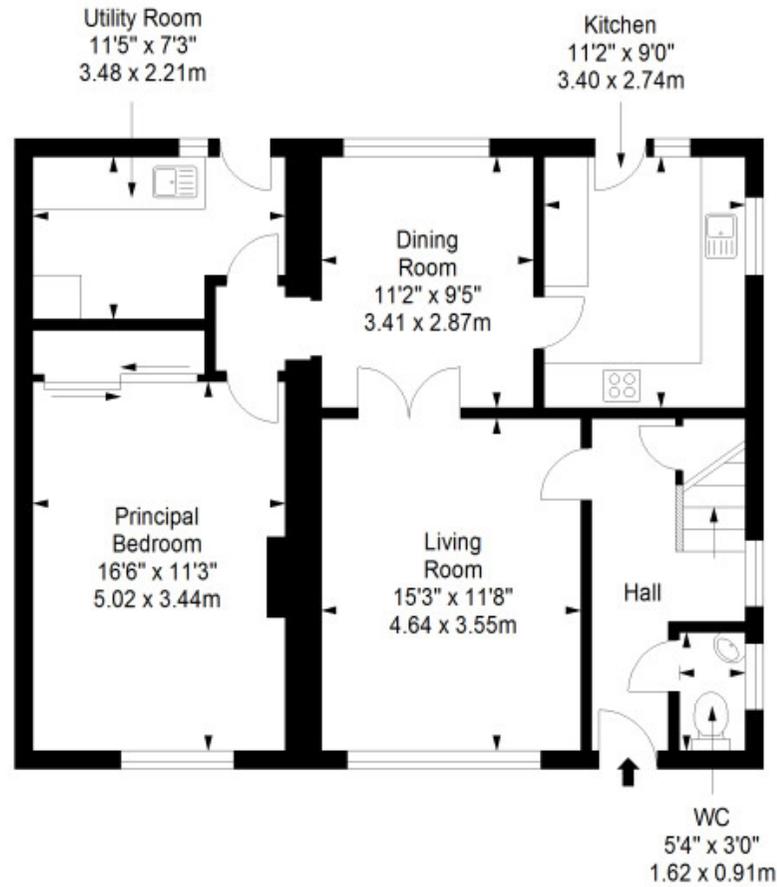
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VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

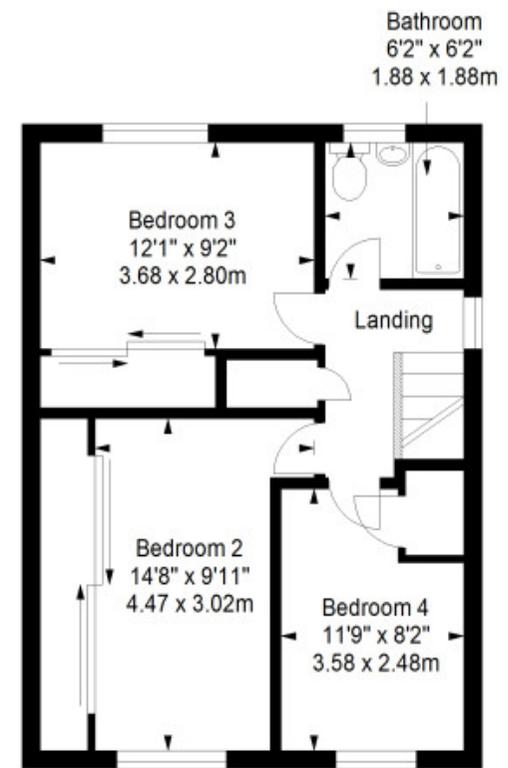
Garage
Approx. 18.6 sq. metres (200.2 sq. feet)



Ground Floor
Approx. 78.5 sq. metres (845.0 sq. feet)



First Floor
Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 145.0 sq. metres (1560.8 sq. feet)



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