



3 Baberton Square
Juniper Green
EH14 5DP



Upper Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Private garden

features

- Gas central heating
- Double glazing
- Attic
- Garden shed
- Shared drying green
- Unrestricted on street parking

description

Spacious, upper villa flat quietly located just off Baberton Avenue. Juniper Green itself offers a variety of shops and services capable of satisfying everyday requirements with further shopping facilities at the Gyle and Hermiston Gait. There is pedestrian access to the property only and the accommodation comprises entrance hall, a bright sitting room overlooking the gardens, fitted kitchen, two double bedrooms (one with fitted wardrobes) and shower room with white suite and tiled floor. There is an area of private garden with garden shed and a communal drying green to the front. the property benefits from gas central heating and double glazing, and must bve viewed to be fully appreciated.



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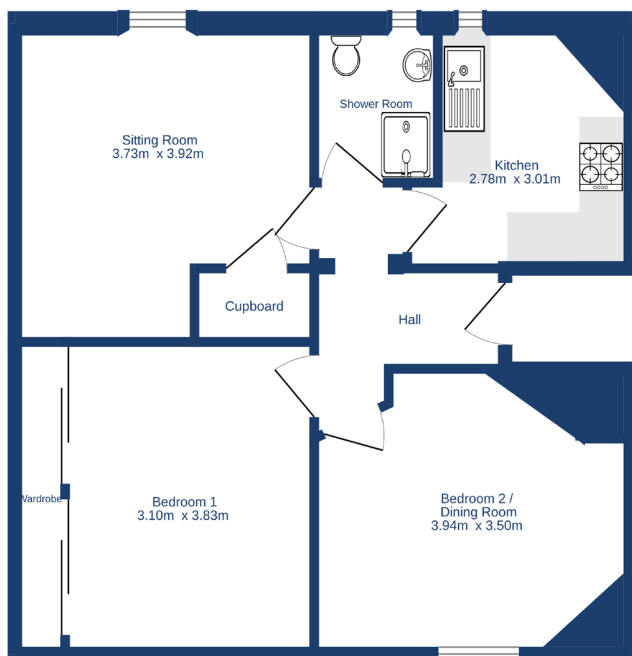
Home Report
Value: £210,000

Items to be included:

Fitted floor coverings, ceiling light fittings, kitchen appliances, curtains, and wardrobes. Other items of furniture may be available by negotiation.



First Floor
62.0 sq.m. approx.



TOTAL FLOOR AREA: 62.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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