3 Baird Grove, Edinburgh, EH12 5RP
A most attractive detached bungalow.
A most attractive detached bungalow with conservatory situated in a quiet location, forming part of the sought-after residential area of Murrayfield. This is a great opportunity to purchase a generously proportioned, light-filled home arranged over one floor. It benefits from double glazing and gas central heating. A feature of the property is the bright sitting room which has a recessed window and gas central heating. The property in need of refurbishment and decoration to realise its full potential as an excellent family home. It is thought the property could be extended upwards and outwards (subject to the necessary consents).

To the rear is a large and mature garden which needs a little upkeep. At present it has an area of lawn surrounded by well-stocked borders, full of shrubs and trees and there is a paved patio adjacent to the property. The property is in need of refurbishment and redecoration to realise its full potential as an excellent family home. It is thought the property could be extended upwards and outwards (subject to the necessary consents).

There is a mono-blocked drive providing parking for two cars and it is thought there would be room for a garage. The property generally.

NOTES
1. Urquharts Property is a division of A W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category D

**Urquharts Property and Law**

16 Heriot Row, Edinburgh EH3 6HR

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www.urquharts.co.uk

PRICE AND VIEWING

For price and viewing arrangements please telephone Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.