



4 Baird Grove, Edinburgh, EH12 5RP

Spacious two-bedroom detached bungalow with driveway and garden offering renovation potential

URQUHARTS
EDINBURGH



DESCRIPTION

4 Baird Grove is a spacious two-bedroom detached bungalow with enclosed west-facing garden and driveway, situated in the desirable Saughtonhall and neighbouring Murrayfield area. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property would now require full renovation throughout and offers fantastic potential (subject to local authority consents).

Entrance vestibule and hall; bright living room with fireplace and box bay window overlooking the front garden; spacious dining room to the rear, leading to the kitchen; fitted kitchen with wall and base units and direct access to the driveway and garden; two good sized-double bedrooms; and a bathroom.

ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Double glazing. Enclosed west-facing front, side and rear gardens, with a large rear garden mainly laid to lawn with two garden sheds. Driveway and unrestricted on-street parking.

LOCATION

Saughtonhall and neighbouring Murrayfield & Balgreen are desirable residential districts, situated approximately 1 ½

miles west of the City Centre and West End. Local shops cater for everyday needs, with a large Tesco Superstore in Corstorphine and Sainsbury's supermarket at Westfield Road. More extensive shopping is available at the Craigleith Retail Park, Chesser, Gyle Shopping Centre and Hermiston Gait just a little further afield. Leisure and recreational facilities include Edinburgh Zoo, Scottish National Modern Art Galleries, Tennis Courts at Henderland Road, Ravelston and Murrayfield Golf Clubs. Murrayfield Ice Rink and Rugby Stadium is a short walk from the property, and scenic walks can be taken alongside the Water of Leith. Catchment schools for the area include Balgreen Primary and Tynecastle High School, with private schools nearby including St George's School for Girls, Stewart's Melville College and Mary Erskine School, with Edinburgh Academy and Fettes College within short distance by car/public transport. A tram stop at Balgreen Road, Haymarket train station and Princes Street are all within close proximity, offering a number of high street shops, restaurants and bars, whilst regular buses run to and from the city centre and surrounding areas and the city bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. Please note the property is being sold as seen and no warranties are being given as to the working condition of any systems or appliances. It will be for the purchaser to satisfy themselves on such matters and the condition of the property generally.

PRICE AND VIEWING

For price and viewing arrangements please contact 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.

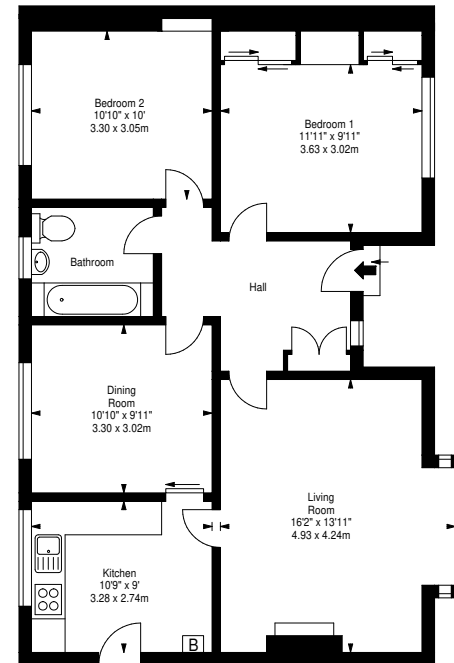
The property has a Council Tax Band F

The property has an Energy Rating Category E

4 Baird Grove,
Edinburgh,
Midlothian, EH12 5RP



Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
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Ground Floor



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. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents 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.