

20 BAIRD DRIVE  
MURRAYFIELD, EDINBURGH, EH12 5SA

CURRAN & CO  
PROPERTY





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MURRAYFIELD, EDINBURGH, EH12 5SA

OFFERS OVER £295,000



'Amongst many enviable features, 20 Baird Drive boasts a private South facing rear garden, beautiful views and is well placed to take advantage of excellent transport links into the city centre'

- Quiet Residential Setting
- Upgraded Throughout in 2020
- Spacious Living / Dining Room
- Modern Kitchen
- Four Bedrooms
- Contemporary Bathroom & Shower Room
- Gas Central Heating & Double Glazing
- Private Rear Garden & Unrestricted Street Parking



#### Description

Situated on a quiet residential street, 20 Baird Drive is a beautifully presented four bedroom double upper flat which was converted in 2020 to provide spacious family-sized accommodation across two floors. Amongst many enviable features, the property boasts a private South facing rear garden, beautiful views and is well placed to take advantage of excellent transport links into the city centre.

Entered through the main door at ground floor level via the internal staircase, the accommodation, which is of move-in condition throughout, comprises: bright and airy hallway with under stair storage cupboard; living room with feature gas fireplace and ample space for a dining table and chairs; modern, well-equipped kitchen with sizeable storage cupboard housing the combi boiler, stylish base and wall-mounted

units, solid wood worktops, integrated electric oven, microwave, ceramic hob with glass splashback, fridge/freezer, slimline dishwasher and space for a freestanding washing machine; expansive principle bedroom with freestanding wardrobes; single bedroom 4/home office; contemporary, fully-tiled shower room with walk-in shower enclosure, marble effect porcelain tiles and brushed gold accents; stair leading to second floor landing with Velux window providing floods of natural light; double bedrooms 2 and 3, both with dormer windows showcasing the beautiful views of Corstorphine Hill and the Pentland Hills; and family-bathroom with Velux window.

Externally there is a South facing private rear garden laid to lawn, and a shared drying green. The shared path to the front of the property houses a bin store and

garden shed. Unrestricted street parking can be found to the front of the property.

#### Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances. Other items are available by separate negotiation.

#### EPC Rating

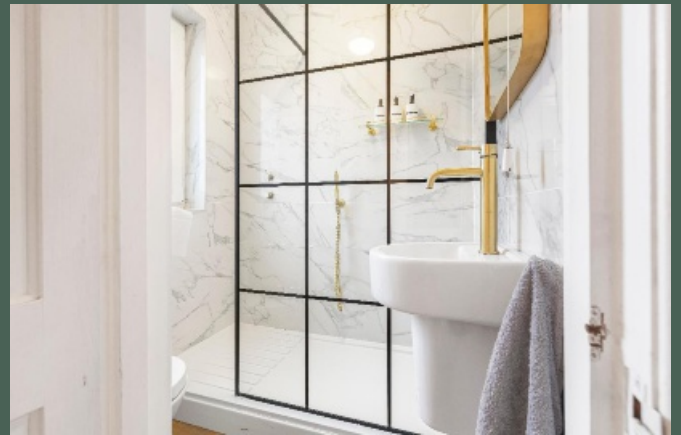
The energy efficiency rating for this property is band D.

#### Council Tax

This property is subject to council tax band D.

#### Viewing

Viewing is by appointment. Please contact our office to arrange.







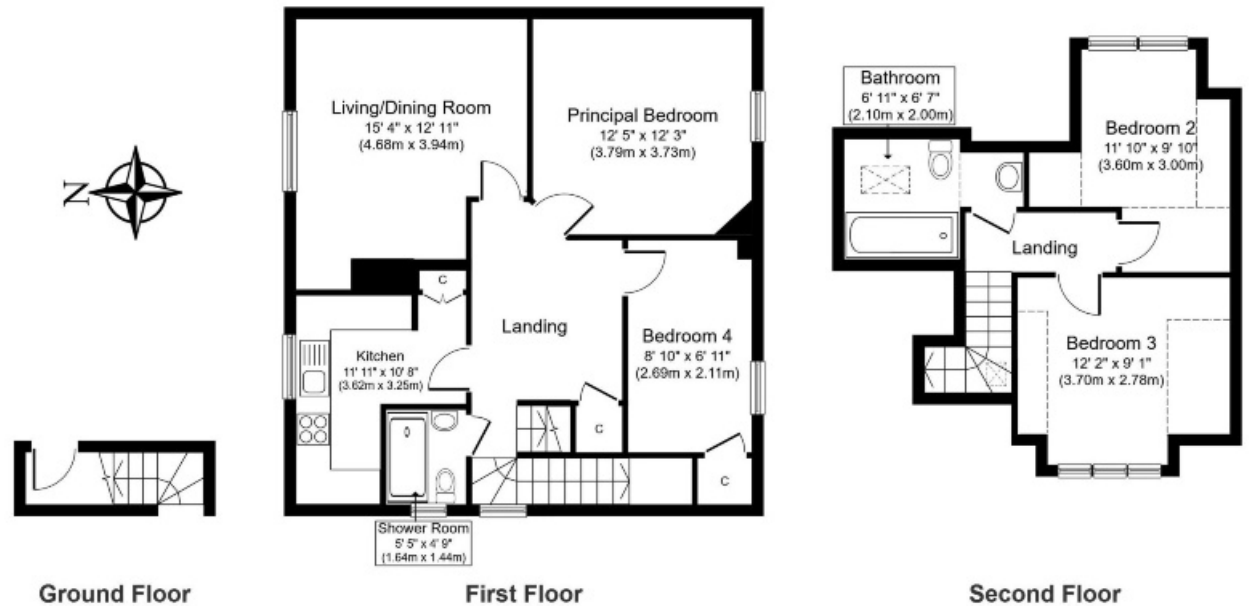
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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.