

CAMPBELL SMITH W.S.
SOLICITORS & ESTATE AGENTS



SAUGHTONHALL
9 BAIRD GARDENS
OFFERS AROUND £330,000



A most attractive substantial detached bungalow beautifully sited on a large corner plot. It is surrounded by mature colourful gardens which give the property a high degree of privacy. It has attractive and generously proportioned rooms throughout and is in good decorative order. It is nicely situated at the start of a quiet cul-de-sac close to excellent local amenities with bus services a few minutes walk away.

- VESTIBULE
- HALL
- LOUNGE
- DINING KITCHEN
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM
- CONSERVATORY
- ATTIC ROOM
- DOUBLE GLAZING
- ATTRACTIVE GARDENS
- GARAGE AND DRIVE-IN

BY APPOINTMENT TELEPHONE 0131 337 6944

Location

9 Baird Gardens is quietly located in the highly popular Saughtonhall district of the city. There are excellent local amenities available which include shops, recreational facilities and schools and the property is conveniently located for access to the city centre, surrounding district and the city by-pass.

Detailed accommodation

VESTIBULE

A lovely wood and glazed vestibule ideal for welcoming guests and also having lovely views of the garden.

HALL

A glazed door and glazed panel bring in lots of light to the hall which is well proportioned and bright. Radiator. Wall mounted central heating thermostat. There is a lower cupboard housing the electricity meter and fuse box. Ornate cornice. Natural wooden doors lead to the main apartments.

LOUNGE

A nicely decorated public room with bay window to the front having a lovely outlook over the gardens. It has a dado rail, ornate cornice and display alcove with lighting. A feature of the room is the wooden fireplace with tiled hearth and coal fire.

DINING KITCHEN

A large dining kitchen with window and double doors to the conservatory. It has wooden units at wall and floor level together with glazed display units, toning tiled splashbacks and complementary worktops. It has a 1½ sink and drainer, inset lighting and vinyl floor covering. The dining kitchen provides a lovely space for a large table and chairs. The Lec fridge and Creda electric cooker are to be included in the sale.

UTILITY ROOM

A most useful utility room with glazed door and window to the rear garden. It has a lower wooden unit with stainless steel sink and drainer as well as built-in cupboards and fixed shelving providing lots of storage. Vinyl floor covering.

BEDROOM 1

A stunning master bedroom with window to the front having a lovely view. A feature of the room are the beautiful wooden fitted wardrobes with mirror panels and additional cupboards above providing excellent storage.

BEDROOM 2

A bright double bedroom with window looking towards the rear garden. Picture rail.

BATHROOM

Family bathroom with opaque window to the rear. It has a dove grey suite comprising corner bath with mahogany panel and hand held supported shower, WC and sink with bathroom storage below. It has been attractively decorated and has lovely tiled splashback. Fitted mirror and light together with a dado rail.

CONSERVATORY

Large wood and glazed conservatory providing stunning views over the rear garden. It offers an ideal position to sit and enjoy the view or could be utilised as entertaining space.

ATTIC ROOM

Accessed via a Ramsay ladder, the attic room has two Velux windows providing nice views over Corstorphine Hill. Tudor style panelled ceiling and coombed walls. There is a built-in wardrobe and shelf unit together with under eaves storage. Radiator. Two doors lead into separate sections, one having a small window and other housing the water tank. It is thought that the attic provides the potential to create an additional bedroom subject to the necessary planning consents.

There are ample 13 amp power points throughout the property.

INCLUDED IN THE SALE

All floor coverings, light fittings, fridge and electric cooker.

OUTSIDE

The property has exceptionally attractive gardens to front, side and rear. The front garden has been laid to lawn surrounded by a variety of colourful shrubs, bushes and small trees. The garden provides a high degree of privacy. A paved pathway leads to the front door and to the side of house where there is a second large section of lawn and a mature tree. The rear garden has a crazy paved patio area of lawn and again, like the front and side, lots of mature plants, shrubs and small trees which include an apple tree.

GARAGE

There is a wooden garage with power and lighting. Adjacent to the garage is a two car drive-in providing off street parking.

MEASUREMENTS

LOUNGE	14'7" x 12'8" (4.44 x 3.86m)
BEDROOM 1	12'8" x 10'8" (3.86 x 3.27m)
BEDROOM 2	11'6" x 11'1" (3.50 x 3.35m)
DINING KITCHEN	12'3" x 11'9" (3.73 x 3.59m)
UTILITY ROOM	9'3" x 6' (2.82 x 1.83m)
CONSERVATORY	12'6" x 7'11" (3.81 x 2.42m)



OWNER	Crees
POSTCODE	EH12 5RS
COUNCIL TAX	F
ENTRY	Negotiable

DH/268457

These Particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale. All measurements are approximate and are not warranted. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.

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