



20 Baird Avenue, Edinburgh, EH12 5RT

Exceptionally Spacious, Four-Bedroom, Detached Bungalow with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented and exceptionally spacious, four-bedroom, detached bungalow, with private gardens and driveway. Located on a quiet side street in the sought-after Murrayfield area, west of Edinburgh city centre. Comprises a reception hall, an open living/dining room and kitchen, a utility room, an office, four double bedrooms, an en-suite bathroom and a family bathroom.

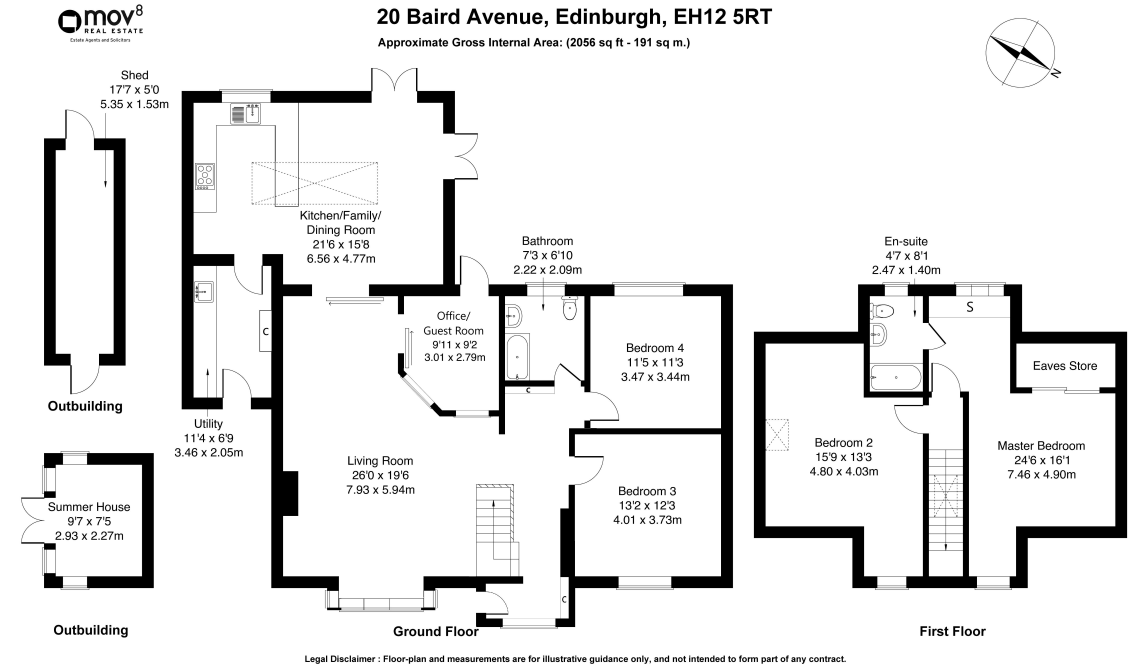
Finished to an exemplary standard throughout, featuring a bespoke architectural design, including a large rear extension creating an exceptional open-plan living space. Highlights include a stylish fitted kitchen, modern bathroom suites, quality wood and Amtico flooring, fitted window blinds, and recessed spotlighting throughout. Fully refurbished including new gas central heating, double glazing, electrics, plumbing, rendered walls and external wall insulation.

This generous plot benefits from low-maintenance landscaping to the front; whilst the rear garden features a summer house, adjoining store shed, patios, and synthetic turf lawns.

A welcoming tiled entrance affords access throughout the majority of the ground floor, the stairs leading to the upper hall, and opens into an exceptionally spacious open-plan living space. Set to the front, the lounge area features quality wood flooring, space for a stove if desired, and a box-bay window allowing plentiful natural light; whilst set off, a flexible office space could be used as a guest bedroom and features two internal windows and access to the rear garden. Open to the lounge, with sliding doors dividing the rooms if desired, a bright large kitchen is set to the rear, with dual patio doors accessing the garden, a skylight window, Amtico flooring and plenty of space for dining. Quality fitted units include modern worktops, a sink with a drainer, a breakfast bar, and ample space for freestanding appliances. Set off, a convenient utility room has further units with a sink and spray-pull tap, built-in storage, shelving, space for freestanding appliances, and external front access.

Two well-finished double bedrooms are set to opposite aspects, whilst completing the ground floor, a stylish bathroom is fitted with a modern three-piece suite including a rainfall shower over the bath, contemporary flooring, tiled splash walls, and a ladder-style radiator.

On the upper floor, a dual-aspect master bedroom offers a generous room, tastefully finished with carpeted flooring, built-in storage, and a stylish en-suite bathroom, fitted with a modern three-piece suite including a shower over the bath, tiled flooring and splash walls, and a ladder-style radiator. A further, generous carpeted bedroom is set to the opposite aspect, offering plenty of space for furnishing.





Area Description

Murrayfield lies just west of Edinburgh city centre, and offers good local shopping at Roseburn, with Edinburgh's West End and city centre within walking distance. There are many leisure facilities located nearby, including sports clubs, golf courses, Edinburgh Zoo, and Murrayfield Stadium and Ice Rink. The Water of Leith and nearby Corstorphine Hill also provide superb walking spaces. Excellent primary and secondary schools are well-represented nearby in both the state and private sectors. There are frequent bus services available from the main road A8 and Balgreen Road, tram stops at both Murrayfield and Balgreen, with Haymarket Station also within close vicinity. The A8 also provides ease of access westwards towards the city bypass, Edinburgh Airport, and the motorway network.











Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

