



31 Baberton Mains Crescent, Edinburgh, EH14 3DY

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this well-proportioned two bedroom end terraced villa arranged over two floors with private gardens to the front and rear along with a single garage. The property is ideally located in an established and sought-after residential estate within the Baberton area lying to the southwest of Edinburgh City Centre with a range of local amenities along with excellent schooling. The property is presented to the market in excellent order throughout therefore we would recommend an early viewing.

- Bright and spacious living/dining room with patio doors giving access to the front garden.
- Fully fitted kitchen with a good range of wall and base units along with integrated appliances. Door gives direct access to the rear garden.
- Staircase to upper level, hatch to attic storage accessed by a pull down ladder.
- Front facing double bedroom, built in wardrobe

- storage, shower cubicle.
- Rear facing double bedroom with built in storage.
- Bathroom comprising WC, wash hand basin and bath.
- Gas central heating.
- Double glazing.
- Private gardens to the front and rear.
- Single garage.



Location

Baberton is a sought-after residential district lying to the south west of the City Centre. There are local shops available within the vicinity providing every day provisions with a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, both providing a more extensive range of shopping outlets. The area is well served by frequent public transport serving the City Centre and surrounding areas. Good schooling at all levels can be found locally, including the highly regarded Juniper Green Primary School. Leisure and recreational facilities abound locally and include Spylaw Public Park situated in the beautiful surroundings of the dell, the tranquility of the Water of Leith and Colinton Dell is on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed with Swanston and Baberton Golf Clubs both easily accessible by car. The area enjoys ease of access to the City ByPass linking the national motorway system, the Queensferry Crossing and Edinburgh International airport.

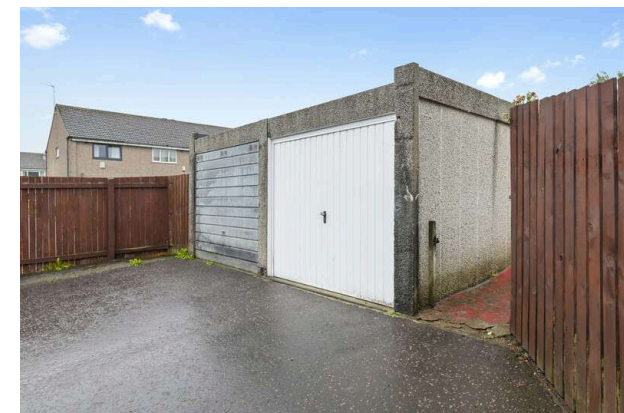
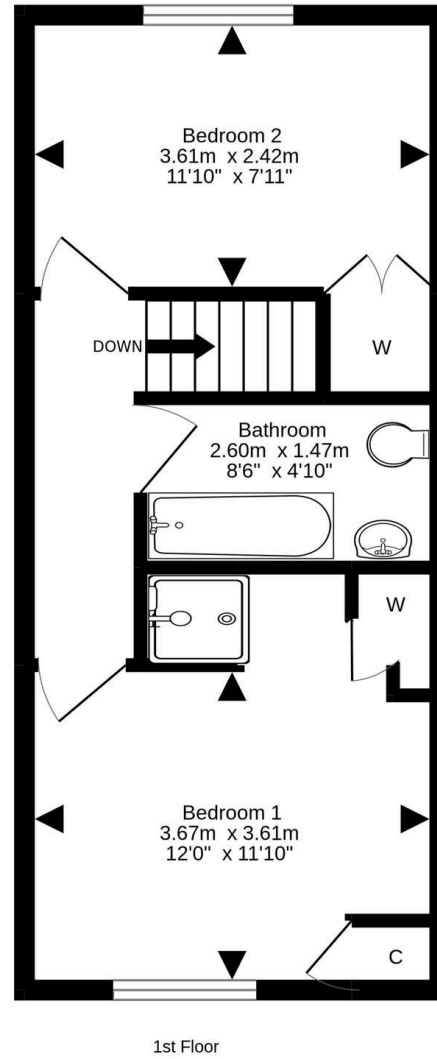
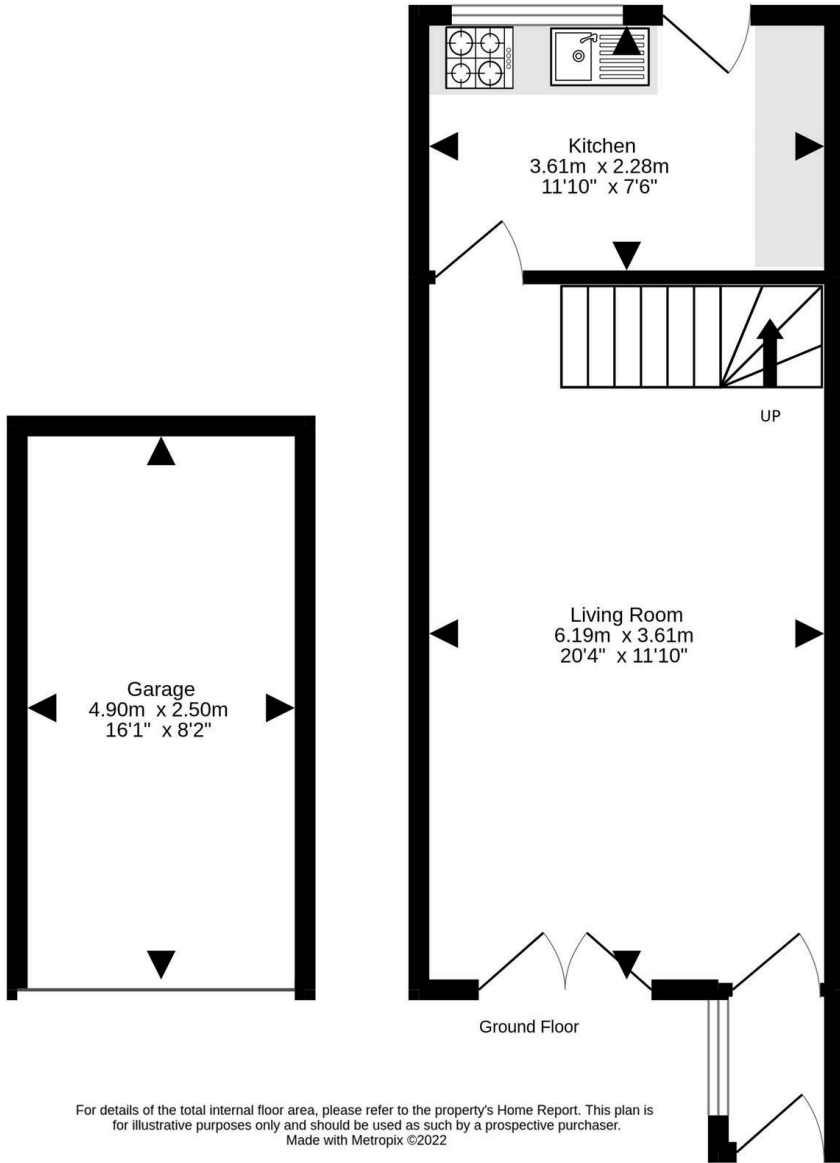
Extras

The integrated kitchen appliances, white goods, curtains, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

