



boyd property

| Baberton Mains Wynd
EDINBURGH | EH14 3EE

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Description

Boyd Property are delighted to present to the market this well-proportioned three-bedroom semi-detached house located in the sought-after Baberton area of Edinburgh lying to the south west of the city centre close to many local amenities. The property briefly comprises a welcoming entrance hall, lounge/dining room, fitted kitchen, three good sized bedrooms and a shower room. The property benefits from gas central heating, double glazing, good storage facilities, and there are well-tended private gardens to the side and rear. A driveway to the rear provides off parking. This property will make a superb family home and viewing is highly recommended.

Location

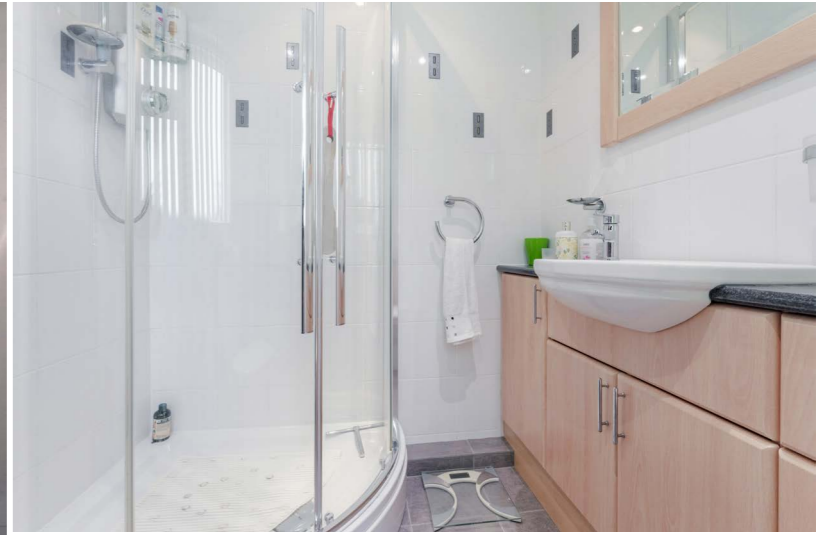
Baberton is a popular residential area located to the south west of Edinburgh's City Centre. It is well positioned to take advantage of a good range of shopping outlets at The Gyle and Hermiston Gait, in addition to small local shops, cafes and restaurants at neighbouring Juniper Green and Colinton village. Leisure facilities include the local golf course, Bloomiehall Park, Water of Leith cycle paths, walking in the Pentland Hills and a multi-screen cinema at the Westside Plaza. Both the Lanark Road and City Bypass are close at hand, allowing access into the City Centre and to the Airport and the central motorway network and there is a railway station nearby. Local buses are excellent providing regular service to the city centre and beyond. The location of the property is particularly convenient for those connected to Heriot Watt Riccarton Campus and Napier University at both Sighthill and Craiglockhart.

Extras

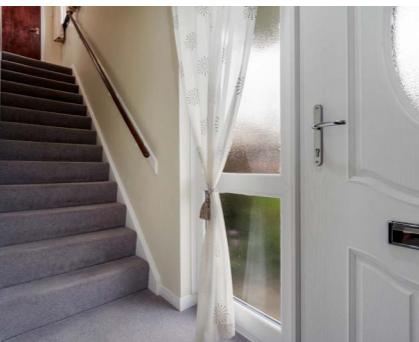
All fitted floor coverings.

Price & Viewing

For price and viewing information contact Agents.



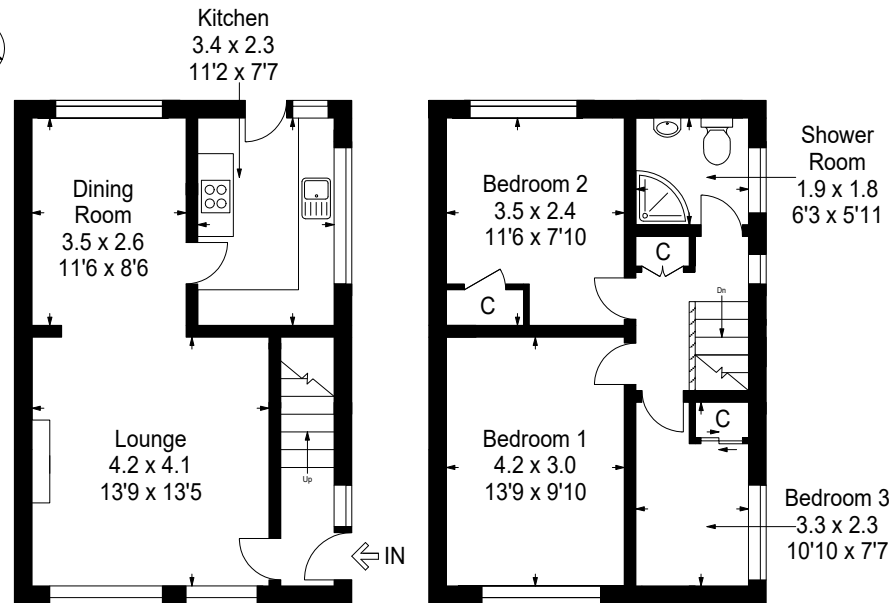
“ A well-proportioned three-bedroom semi-detached house located in the sought-after Baberton area of Edinburgh lying to the south west of the city centre close to many local amenities. ”



Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- 3 Bedrooms
- Shower room
- Double glazing
- Gas central heating
- Private gardens to side and rear
- Driveway





Ground Floor

First Floor



Approximate Internal Floor Area 861 Sq Ft / 80 Sq M

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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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 part of 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.