



47 Baberton Mains Way, Edinburgh, EH14 3HE

Description

Extended semi-detached chalet style villa in good condition throughout with a modern kitchen and shower room. The property has an excellent position with pleasant views over Edinburgh. It has private gardens, driveway, garage, burglar alarm, gas central heating and double glazing.

The accommodation comprises:

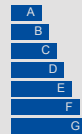
- Entrance hall with carpeted staircase and downstairs WC off
- Generously proportioned sitting room with gas fire with marble hearth and wooden surround and archway through to the dining room
- Sunny conservatory to the rear
- Deluxe modern kitchen with a range of oak effect units with matching worktops and Blanco composite sink; the appliances include an electric ceramic hob, electric fan oven, dishwasher, washing machine and fridge freezer
- Upstairs there is a landing with hatch to the loft and a storage cupboard housing the boiler
- There are two spacious double bedrooms and a good sized third bedroom
- Luxurious shower room with large corner shower enclosure, rainfall shower head, wash basin with vanity unit and WC with concealed cistern; heated towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

Baberton is located on the south west edge of Edinburgh. There is an excellent range of shopping facilities nearby including a Lidl at Westside Plaza, The Gyle Shopping Centre, Hermiston Gait and local shops at Juniper Green. It lies in the catchment area for Juniper Green Primary School and Currie High School. Leisure facilities include a multi-screen cinema at Westside Plaza and Baberton and Kingsknowe golf courses. It is well placed for the commute to the West of the City, Napier and Heriot Watt Universities and Edinburgh Airport.

Outside and Gardens

The rear garden is paved and optimised for low maintenance. There is a monobloc driveway to the side leading to the single garage. The front garden is mostly laid to lawn.

Extras

The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.





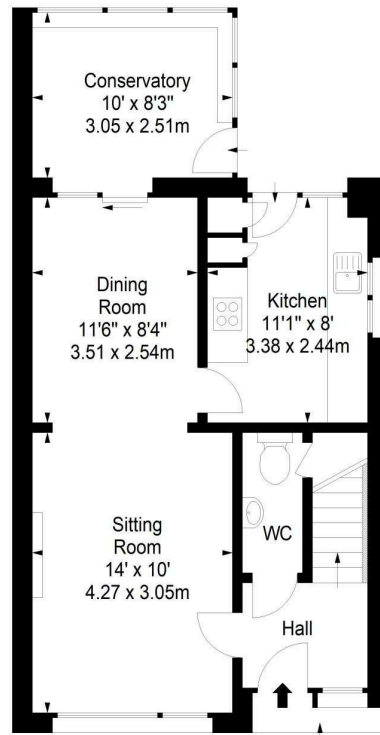
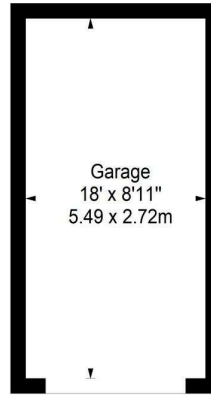


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Midlothian, EH14 3HE

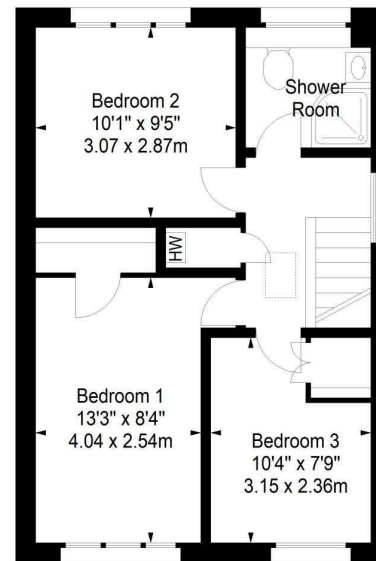


Approx. Gross Internal Area
946 Sq Ft - 87.88 Sq M
Garage

Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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E: property@dmdpartnership.co.uk

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