



1 Baberton Mains Way
Baberton, Edinburgh, EH14 3HD

CALL US ON 0131 447 4747

1 Baberton Mains Way Baberton, Edinburgh, EH14 3HD

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance porch with storage.
- Reception hall with storage.
- Cloakroom/WC.
- Attractive living room with feature fire.
- Open access to dining room.
- Fitted kitchen.
- Utility room off.
- Access to conservatory.
- Upper landing with storage.
- Access to attic via Ramsay ladder.
- Two good sized double bedrooms one with fitted bedroom furniture & built-in-wardrobes.
- Further bedroom with storage.
- Shower-room.
- Gas central heating.
- Double glazing.
- Alarm.
- Private garden areas to the front with Astro turf.
- Chipped stone garden area to side.
- Driveway & garage to side.
- Split level rear garden.
- On-street parking.



GENERAL DESCRIPTION

An extended semi-detached villa in the sought after Baberton district of the city perfectly positioned for access into Edinburgh city centre and close to a wide range of local amenities. Whilst in need of some minor modernisation and redecoration, the property offers potential for an ideal family home in a great location and is situated on an excellent corner plot.

LOCATION

Baberton is a sought-after residential district lying to the southwest of the City Centre. There are local shops available within the vicinity and 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. There are a fabulous variety of delightful outside spaces and leisure facilities close at hand including the neighbouring Baberton Golf Club, Spylaw Public Park and Colinton Dell where walking and cycling can be enjoyed through spectacular mature woodland.

COUNCIL TAX BAND - E.
TRAIN STATION - APPROXIMATELY 0.7 MILES TO WESTER HAILES TRAIN STATION.
AIRPORT - APPROXIMATELY 6 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED DISHWASHER IN THE KITCHEN, THE AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND FRIDGE/FREEZER ALL WITHIN THE UTILITY ROOM. THE COOKER IS NOT IN WORKING ORDER AND WILL NOT BE INCLUDED IN SALE PRICE. THE GARDEN SHED AND SUMMER HOUSE WILL ALSO BE INCLUDED IN THE SALE PRICE.



**Baberton Mains Way,
Edinburgh,
Midlothian, EH14 3HD**



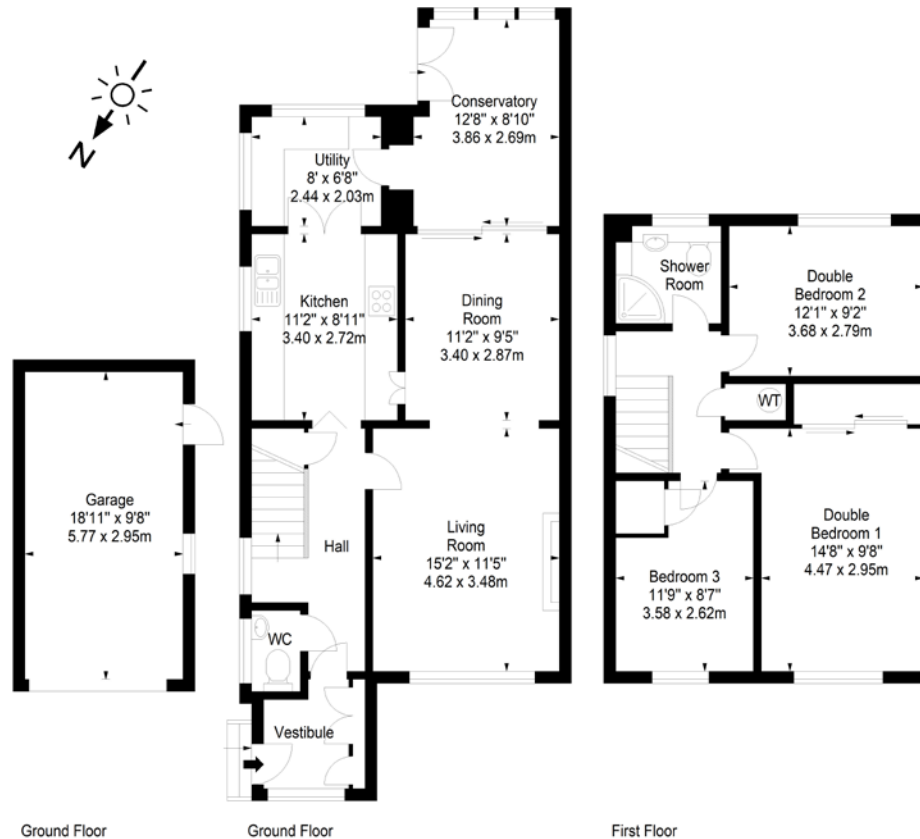
Approx. Gross Internal Area
1268 Sq Ft - 117.80 Sq M
Garage

Approx. Gross Internal Area
185 Sq Ft - 17.19 Sq M

For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.