










Offers Over

**£399,950**

## 228 Baberton Mains Drive

Baberton | Edinburgh | EH14 3EA

This comprehensively modernised and extended detached property is offered for sale in true move-in condition and enjoys a peaceful location at the end of a small cul-de-sac adjacent to the golf course.

-  3 Bedrooms
-  3 Reception Rooms
-  1 Bathroom & Guest WC
-  Private Gardens
-  Driveway & Bike Store
-  EPC Rating – D
-  Council Tax Band - E



## Description

Seamlessly combining contemporary elegance and functional design, this attractive property offers generously proportioned family accommodation having been thoughtfully extended by the present owners. The heart of the home is undoubtedly the superb dining kitchen which is to the rear of the house and boasts an impressive valuted ceiling with skylights bathing the space in natural light. It is fitted with a superb range of classic shaker style units with quartz worksurfaces and integrated appliances including a full-sized larder fridge and freeze, dishwasher and extractor hood over a range style cooker. A useful utility room is located off the kitchen and has a door to the garden, further built-in storage space with both the washing machine and dryer included in the sale. To the front of the house the generous reception room offers the perfect space for both relaxing and entertaining, with the focal point being the fireplace housing an effective electric 'flame' fire. An archway connects to the formal dining room which leads via French doors to a good-sized conservatory/garden room offering flexible use and benefitting from a proper roof with skylights. A convenient guest WC with white suite is located off the hallway, where stairs with a modern glazed balustrade leads to the upper floor. Upstairs there are three double bedrooms, all with built-in storage and a luxurious family bathroom with a double ended bath and dual head shower. Benefits on offer include ample built-in storage throughout the home including a fully floored loft with ramsay ladder, gas central heating (combi boiler located in the airing cupboard on the first floor landing) and full double glazing.



## Extras

The integrated kitchen appliances, cooker, washing machine, dryer, window blinds, fitted floor covering and light fittings (with the exception of the dining room) are to be included in the sale.

## Gardens, Parking and Storage

A low maintenance private garden is located to the rear of the property and offers decking and patio areas ideal for al fresco dining in the warmer months. There is a greenhouse and an access path to the front of the property. The front garden has a lawn area with cherry tree and a large monoblocked drive providing ample off street parking. An integral storage space has secure double doors and offers ideal storage space for bikes and garden furniture and equipment with power and light.

## Viewing

Please contact Neilsons on 0131 622 2626



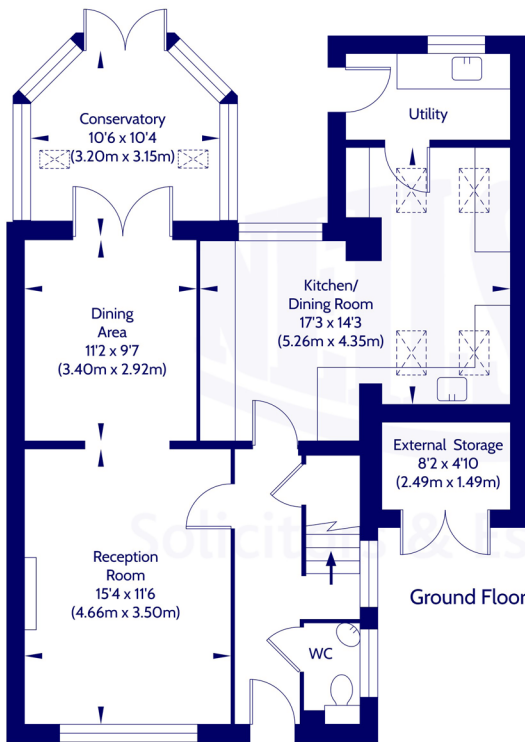


## Location

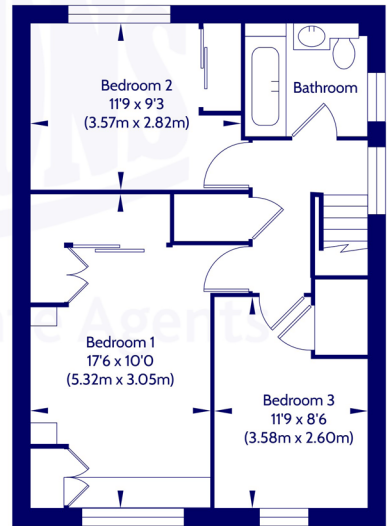
Baberton is a sought-after residential district lying to the southwest of the City Centre. There are local shops available within the vicinity and a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, 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.



Approx. Internal Area 120.17 Sq M / 1293 Sq Ft.  
Not to scale. For identification only.  
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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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