



4 Baberton Mains Court
Baberton, Edinburgh, EH14 3ER



VMH SOLICITORS



4

Baberton Mains Court

Spacious and versatile semi-detached family home, situated in one of Edinburgh's most sought-after residential districts.

- South-facing sitting room
- Sunny south-facing family room/bedroom
- Kitchen with conservatory off
- Utility room with three-piece shower room off
- Four bedrooms
- Family bathroom
- Partially floor and insulated loft
- Private rear garden
- Private driveway

Offers Over : £355,000

Home Report: £370,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Set behind a private driveway, the front door opens into a welcoming entrance hall with stairs leading to the first floor and a door opening into the bright, south-facing sitting room. From here is access to a second reception room, currently used as a family room, but which could be utilised as a further bedroom. Also approached from the sitting room is the kitchen, which conveniently leads through to a conservatory, which makes an ideal dining room. A separate utility room houses laundry facilities and provides access to a three-piece shower room.

Upstairs are four bedrooms, one with built-in wardrobes, and a four-piece bathroom. The upper landing also offers access to a partially floored and insulated attic. Further benefits include gas central heating and double glazing, a private driveway and garden with patio and lawn.





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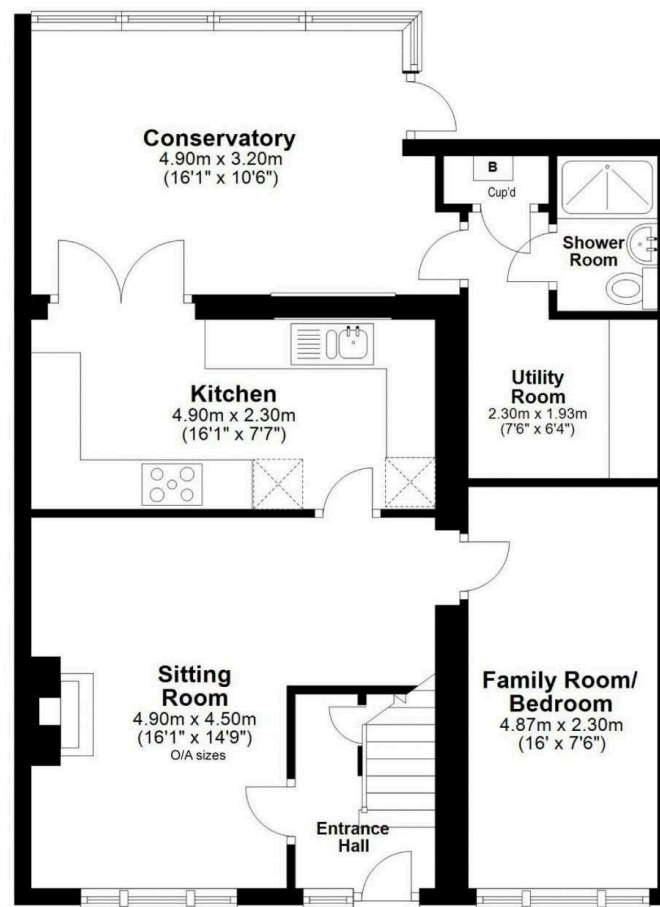
Extras

To include all fitted carpets and fitted flooring, curtains and blinds, light fixtures, double oven, hob, extractor hood, fridge/freezer, dishwasher, and tumble dryer in the sale.

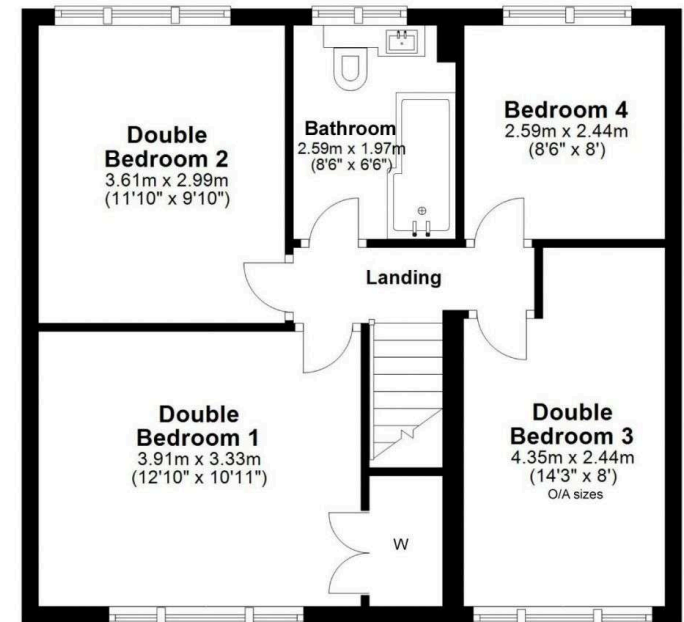


Location

Situated a few miles west from the city centre, Baberton is a quiet residential area, there are a range of local shops a short drive away at Juniper Green, Colinton, Currie and more extensive retail facilities can be found at the Gyle Shopping Centre. Nearby leisure facilities include; golf courses, Odeon Luxe Cinema, Midlothian Snowsports Centre, Hillend and the many walks along both the Water of Leith Walkway and in the Pentland hills. Baberton is well served for both Primary and Secondary schools. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh Airport, Edinburgh Royal Infirmary, University of Edinburgh, Bush Estate, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre.



Ground Floor



First Floor



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