



RALPH SAYER
SOLICITORS & ESTATE AGENTS

59 Baberton Mains Wood

Baberton, Edinburgh, EH14 3EZ

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This three-bedroom semi-detached house enjoys a peaceful suburban setting, a multi-car private driveway, and a south-facing enclosed garden with leafy surroundings creating a sense of seclusion. The attractive modern interiors feature a shower room, a ground-floor WC, good built-in storage, an elegant living room openly adjoined to a bright dining room with garden access, and a sunny, classically-styled kitchen that also opens onto the garden. Sought-after Baberton lies just over five miles from central Edinburgh and conveniently close to the bypass for swift travel further afield.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



Property Summary

- Quietly-located semi-detached house
- Bright hall with storage and WC
- Living room with living flame fire, open to:
- Southwest-facing dining room with garden access
- Dual-aspect kitchen with garden access
- Three double bedrooms (two with storage)
- Bright shower room
- Attractive gardens, enclosed and south-facing to the rear
- Multi-car private driveway
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E







Living room with living
flame fire, opening to a
southwest-facing dining
room with garden access







Three double bedrooms
(two with storage) and a
bright shower room





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dream property!



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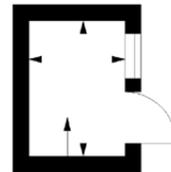
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

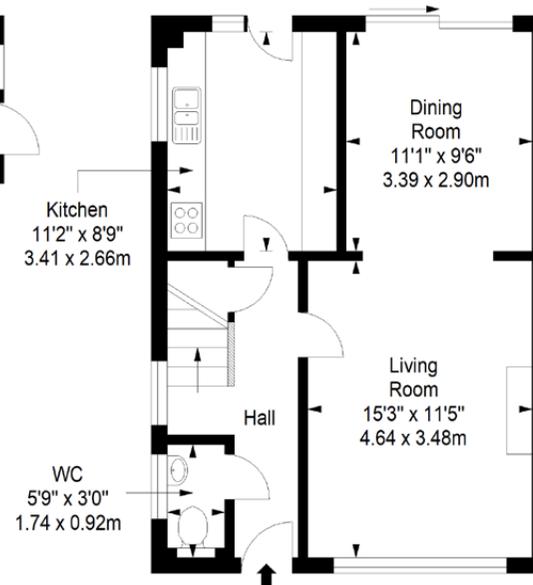
Shed
Approx. 3.1 sq. metres (33.3 sq. feet)



Shed
6'11" x 4'11"
2.10 x 1.50m



Ground Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



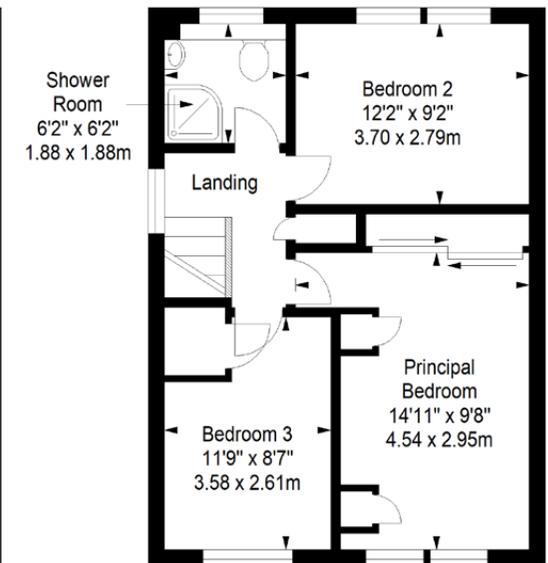
Kitchen
11'2" x 8'9"
3.41 x 2.66m

Dining Room
11'1" x 9'6"
3.39 x 2.90m

Living Room
15'3" x 11'5"
4.64 x 3.48m

WC
5'9" x 3'0"
1.74 x 0.92m

First Floor
Approx. 46.4 sq. metres (499.5 sq. feet)



Shower Room
6'2" x 6'2"
1.88 x 1.88m

Bedroom 2
12'2" x 9'2"
3.70 x 2.79m

Landing

Principal Bedroom
14'11" x 9'8"
4.54 x 2.95m

Bedroom 3
11'9" x 8'7"
3.58 x 2.61m

Total area: approx. 95.9 sq. metres (1032.3 sq. feet)