



10 Baberton Mains Drive  
Baberton, EDINBURGH, EH14 3BS







# 10

## Baberton Mains Drive

Well-presented and spacious three bedroom semi-detached villa situated in a peaceful residential area of Baberton.

- Entrance vestibule with storage cupboard
- Bright living room
- Open plan modern kitchen/dining room with direct access to garden
- Two good sized double bedrooms with built-in wardrobes
- Single bedroom/home office
- Three piece shower room
- Private front and rear gardens
- Garage and driveway
- Partially floored attic storage
- Double glazing and gas central heating

Offers Over: £290,000

Home Report: £300,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

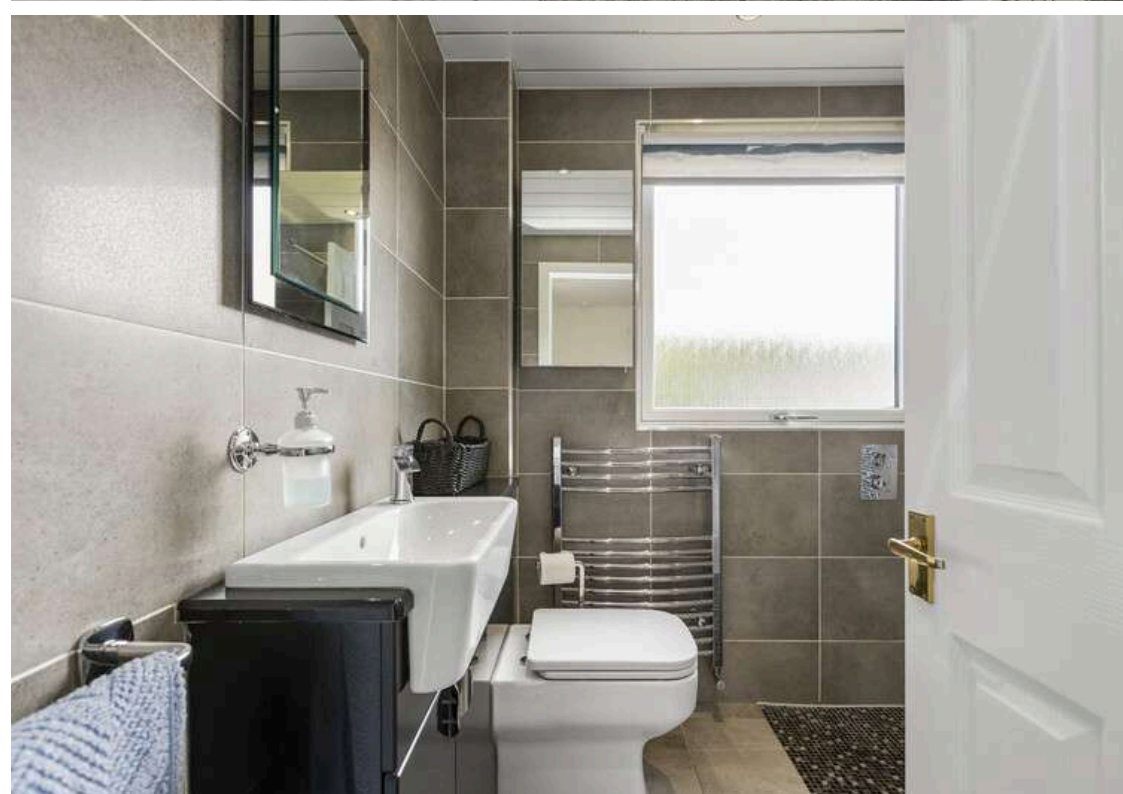
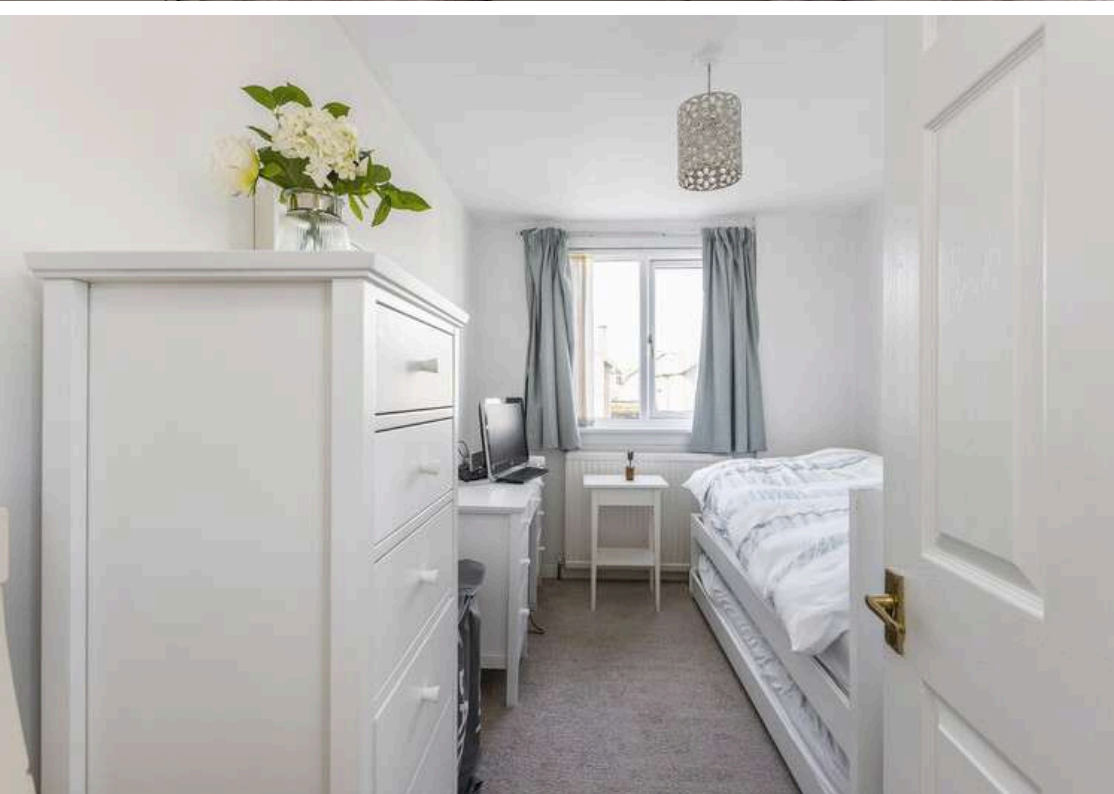


The property comprises entrance vestibule with storage cupboard, double doors leading into the generously proportioned living room with engineered oak flooring which in turn leads into a modern open-plan kitchen/dining room enjoying french doors out to the private rear garden. On the upper floor, there are two good sized double bedrooms, each with built-in wardrobes. There is also a single bedroom/home office to the front with cupboard and modern three piece shower room. The property further benefits from double glazing, gas central heating and a partially floored attic with Ramsay ladder access. Externally, the property benefits from a well kept garden with patio area and detached garage to the rear and driveway to the front.

Extras: all fitted floor coverings and carpets, blinds and curtains, light fittings, induction hob, extractor hood, oven, dishwasher and washing machine are included in the sale price.













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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

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