

**14 Baberton Main Drive  
Edinburgh EH14 3BS**

**Offers Over £290,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Two double bedrooms and a single bedroom
- Bathroom fitted with three piece suite and mains shower over bath
- Conservatory
- Gas central heating and double glazing
- South facing garden
- Off-street parking

**Council Tax Band: E**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



1



3



1



EPC D





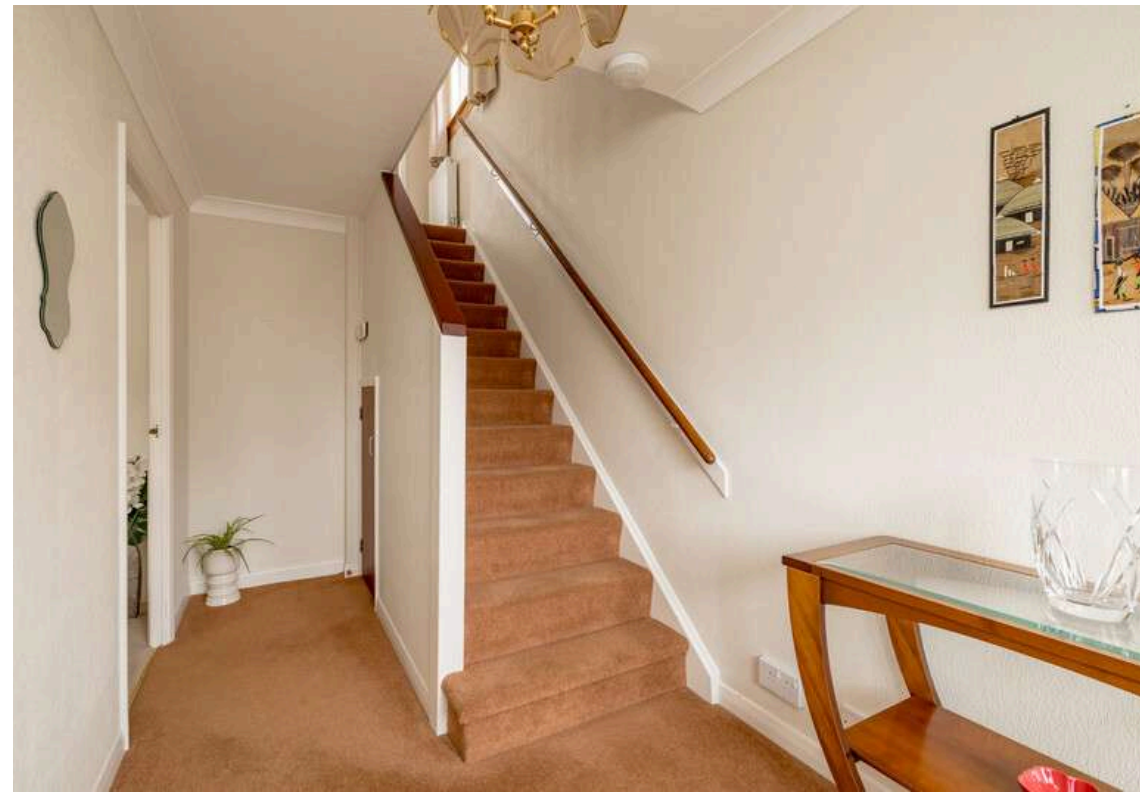
## Semi-Detached

Blair Cadell is delighted to present this superb three-bedroom house, located in the highly sought-after area of Baberton. With excellent local schools and a wide range of amenities nearby, this property is ideal for families or those looking to downsize. Early viewings are highly recommended.

The accommodation features a spacious living/dining room, complete with an electric fireplace, creating the perfect space for entertaining guests or relaxing with family. The kitchen is equipped with a variety of floor and wall-mounted units, an electric hob, oven, and included appliances, although no warranties are provided. The home offers two generously sized double bedrooms, both with fitted wardrobes, and a single bedroom, offering versatile living space. The bathroom is fitted with a three-piece suite and a mains-powered shower over the bath. A highlight of the property is the bright southwest-facing conservatory, which opens onto a beautifully maintained private garden with mature flower beds, a lawn, and a decked area ideal for enjoying the evening sun. Additional features include gas central heating, double glazing throughout, and off-street parking via a private driveway. \*No warranties are provided for systems or appliances.\*

Baberton is a popular residential area in southwest Edinburgh, offering easy access to a variety of shopping destinations such as The Gyle, Hermiston Gait, and Wester Hailes Centre, as well as local shops in Juniper Green. For leisure, residents can enjoy a multiscreen cinema at Westside Plaza, Baberton Golf Course, and scenic walks in the nearby Pentland Hills. The property is also well connected, with the Lanark Road and City Bypass close by, providing convenient access to Edinburgh city centre, the airport, and the central motorway network. Additionally, Wester Hailes railway station is just a short distance away. The location is particularly convenient for those connected to Heriot-Watt University's Riccarton Campus and Napier University's Sighthill and Craiglockhart campuses, making it an excellent choice for a wide range of buyers.

**Viewing by appointment on 0131 337 1800**



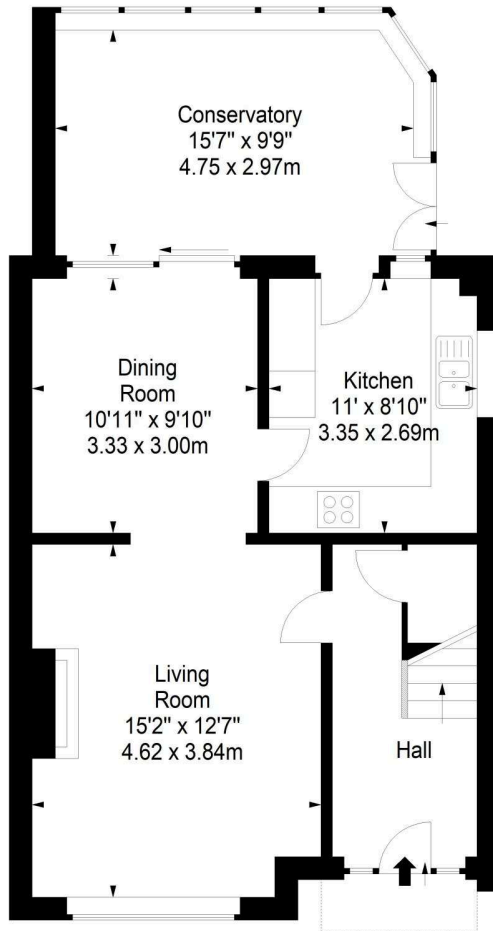
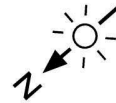




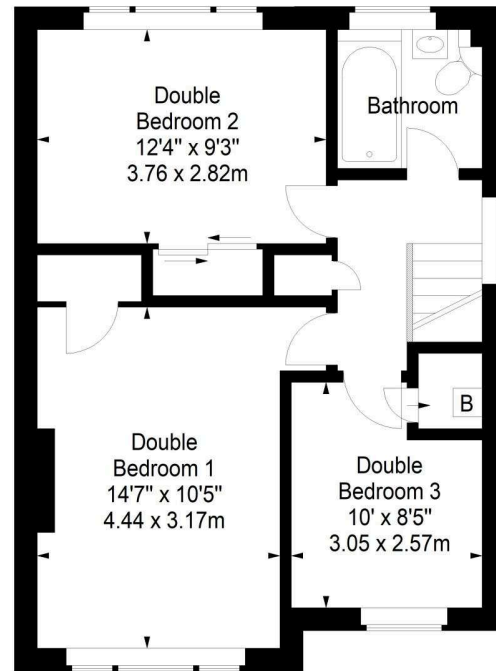
Baberton Mains Drive,  
Edinburgh, EH14 3BS



Approx. Gross Internal Area  
1171 Sq Ft - 108.79 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor

Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

