



**24 Baberton Mains Park**  
Edinburgh, EH14 3DX

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# "24 Baberton Mains Park is a fantastic terraced villa and occupies a quiet cul-de-sac setting"

- ENTRANCE VESTIBULE
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- ATTIC SPACE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- GARAGE
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## LOCATION

Baberton is a sought-after residential district lying to the south west of the City Centre. There are local shops available within the vicinity providing everyday provisions with 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, including the highly regarded Juniper Green Primary School. Leisure and recreational facilities abound locally and include Spylaw Public Park situated in the beautiful surroundings of the dell, the tranquility of the Water of Leith and Colinton Dell is on hand offering a mixture of mature woodland where delightful walks and cycles can be enjoyed with Swanston and Baberton Golf Clubs both easily accessible by car. The area enjoys ease of access to the City By-Pass linking the national motorway system, the Queensferry Crossing and Edinburgh International airport.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



## DESCRIPTION

24 Baberton Mains Park is a fantastic terraced villa and occupies a quiet cul-de-sac setting within the popular residential area of Baberton. The fantastic home is an ideal purchase for a young couple or those with a growing family.

The accommodation comprises: entrance vestibule; spacious dining lounge; stylish breakfasting kitchen with appliances and door to rear garden; upper landing with hatch to attic; generous master bedroom with wardrobe; further double bedroom and bathroom with modern three-piece suite including mains shower over bath and heated towel rail.

Further benefits include gas central heating, double glazing, fully enclosed rear garden is south-west facing and is laid to decking and patio, easily maintained front garden and a lock-up garage can be found to the rear of the property.

## EPC RATING

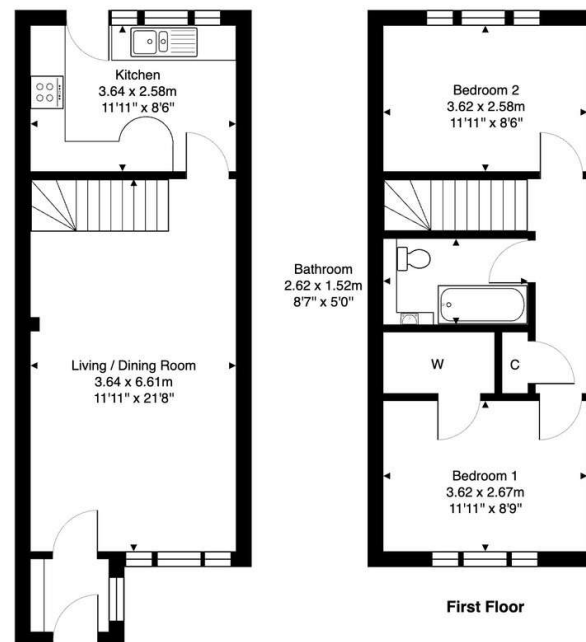
The energy efficiency rating for this property is band C



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Ground Floor

First Floor



Total Area: 69.7 m<sup>2</sup> ... 751 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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