

38 Baberton Mains Gardens Edinburgh EH14 3BX Offers Over £210,000

- Bright living room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available by separate negotiation
- Two double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private garden to front and rear
- Garden office
- Single garage

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: No



Terraced

Blair Cadell is delighted to present this superb two-bedroom terraced 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, flooded with natural light creating the perfect space for entertaining guests or relaxing with family. The kitchen/diner is equipped with a variety of floor and wall-mounted units, a gas hob, electric oven, and included appliances, although no warranties are provided. The home offers two generously sized double bedrooms, offering versatile living space and master featuring large built in wardrobes. The bathroom is fitted with a three-piece suite and a mains-powered shower over the bath. A highlight of the property is the beautifully maintained private garden with artificial grass for easy maintenance, and a home office with power and heating. Additional features include gas central heating, double glazing throughout, and a single garage to the rear of the property.

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 Gardens,
Edinburgh, EH14 3BX**

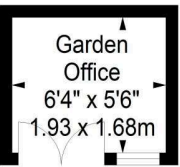


Approx. Gross Internal Area
728 Sq Ft - 67.63 Sq M

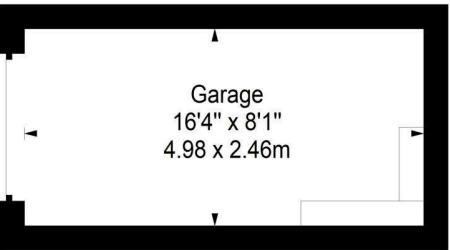
Garage
Approx. Gross Internal Area
133 Sq Ft - 12.36 Sq M

Garden Office
Approx. Gross Internal Area
34 Sq Ft - 3.16 Sq M

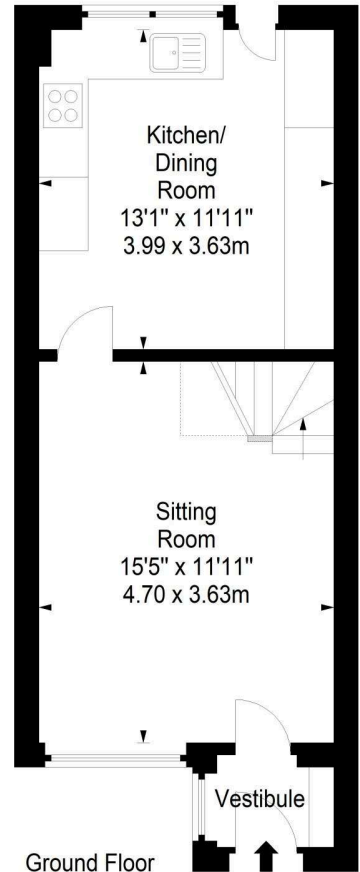
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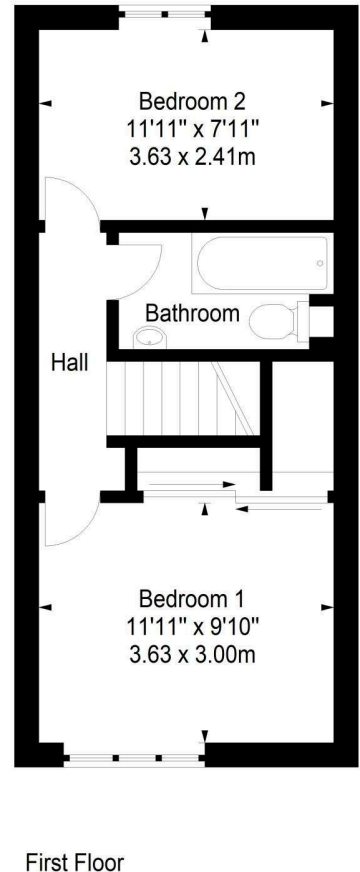
Ground Floor



Ground Floor



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
www.blaircadell.com

