



# 234 BABERTON MAINS DRIVE

Baberton, Edinburgh, EH14 3EA

 **2**  
Public Room

 **3**  
Bedrooms

 **1**  
Bathroom



# 234 BABERTON MAINS DRIVE

Introducing a bright and airy three-bedroom semi-detached house which offers spacious accommodation and excellent storage. The home is attractively presented too, enjoying neutral interiors that enhance a light ambience. Furthermore, this charming property has private parking for multiple vehicles and it boasts a suntrap rear garden that has been beautifully landscaped with a patio area and a raised lawn framed by mature plants. It is an ideal home for commuting professionals, families, and first-time buyers alike.

Set on a peaceful cul-de-sac beside the local golf club, this property also boasts a desirable location in Baberton. It forms part of a family-friendly neighbourhood and is within easy reach of idyllic green spaces. There are lots of walking and cycling opportunities in the area too, with the Water of Leith and National Cycle Route, Bonaly Country Park, and the Pentland Hills all close by. The home is in the catchment for well-regarded schools and it is roughly a 20-minute drive from Edinburgh city centre – perfect for those seeking a more relaxed pace of life with a high degree of convenience.







**C**  
EPC  
RATING

**E**  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Semi-detached house with attractive interiors
- Situated in the heart of popular Baberton
- Welcoming hall with storage and a WC
- Dual-aspect, open-plan living and dining room
- Well-appointed kitchen with garden access
- Naturally-lit landing with an airing cupboard
- Three double bedrooms with built-in storage
- Bright wet room with a three-piece suite
- Front garden that is easy to maintain
- Landscaped, southeast-facing rear garden
- Multi-car driveway and detached single garage





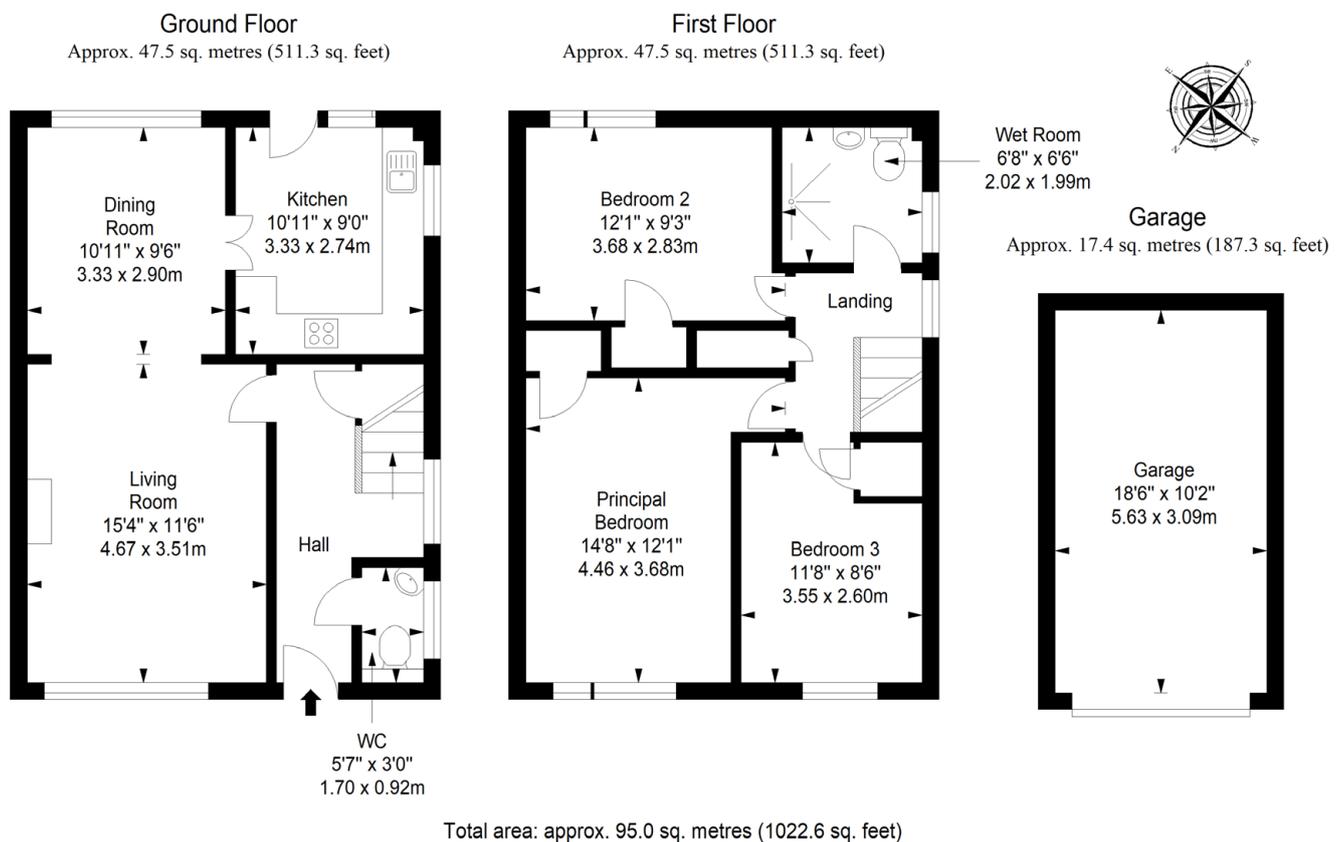


Extras: integrated appliances (gas hob, concealed extractor, and eye-level double oven) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# BABERTON, EDINBURGH

Positioned approximately six miles southwest of the city centre and hugged by the Edinburgh Green Belt, the popular suburb of Baberton offers a leafy retreat for families and young professionals, with easy access to the attractions of the capital. A predominantly residential area, Baberton is served by good local services and amenities, ranging from a selection of supermarkets and leisure facilities (including a multi-screen cinema and a state-of-the-art gym) at Westside Plaza in neighbouring Wester Hailes to a more traditional village shopping experience in Juniper Green. Also just a short drive away, the Gyle Shopping Centre is home to an extensive range of high-street stores, supermarkets, as well as a selection of family restaurants. Residents of Baberton are also spoiled for choice when it comes to outdoor pursuits, including golfing at Baberton Golf Club, Kingsknowe and Swanston golf clubs, or hiking, mountain biking and snow sports in the Pentland Hills Regional Park. Baberton is within the catchment area for excellent local schools, at nursery, primary and secondary level, and served by bus links travelling across the city, as well as frequent rail services between Edinburgh and Glasgow from Wester Hailes station. Baberton is also just a few minutes' drive from Edinburgh City Bypass, offering convenient access to Edinburgh International Airport and the M8/M9 motorway network.



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