



Baberton, Edinburgh

22 BABERTON MAINS ROW, EDINBURGH EH14 3EH

Set within a peaceful residential cul-de-sac in Baberton, this three bedroom semi-detached home is beautifully presented in contemporary style with a stunning south-facing garden, garage and driveway parking. The property having undergone substantial improvements is truly in walk in condition and will not fail to impress on inspection.



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DESCRIPTION

Offering immense appeal to anyone looking for a family home, early viewing is essential to appreciate everything that this property has to offer. Key Features:

- Semi-Detached Villa
- Beautifully presented throughout
- Entrance Hall
- Living Room
- Contemporary Dining Kitchen
- Three Bedrooms
- Stylish First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Attached Garage
- Off-Street Parking
- Beautiful South-Facing Garden
- Quiet Cul-De-Sac Location

LOCATION

Baberton is a sought after residential district lying to the southwest of the city centre close to the Pentland Hills and within easy commuting distance of Edinburgh city centre. Nearby Juniper Green offers a selection of everyday amenities including shops and cafes, whilst the more extensive retail offerings of Hermiston Gait and the Gyle Shopping Centre are only a short distance away. Charming Colinton village with its boutiques is also close by and Wester Hailes Plaza has a multi-screen cinema and a rail station. The open spaces of Bonaly Country Park, Spylaw Public Park, Colinton Dell and The Pentland Hills Regional Park offer a

pleasant escape from city life where walking and cycling can be enjoyed through spectacular countryside and mature woodland. There are a selection of golf courses nearby including Baberton Golf Club and Kingsknowe Golf Club. It is no surprise that the location is popular with people who enjoy living in the city but also enjoy easy access to open spaces. Good schooling at all levels can be found locally. The area is well served by frequent public transport serving the city centre and surrounding areas. Excellent transport links include rapid access to the City Bypass and central motorway network, whilst Edinburgh International Airport is less than 6 miles away.

EXTRAS

Curtains, blinds, floor coverings, integrated oven and hob, fridge freezer and washing machine are included in the sale.

Electric fire/stove in the living room, all light fittings and wooden wine rack holder on the kitchen wall are not included in the sale.

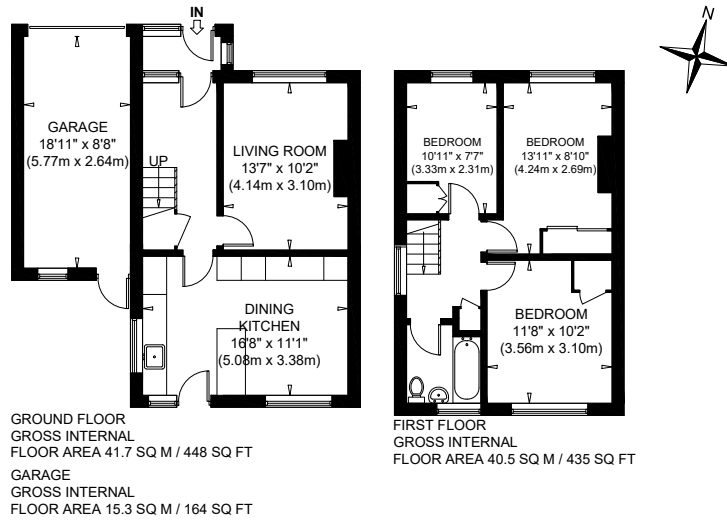
COUNCIL TAX BAND

Band E

VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550





BABERTON MAINS ROW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 82.2 SQ M / 883 SQ FT
GARAGE AREA = 15.3 SQ M / 164 SQ FT
TOTAL = 97.5 SQ M / 1047 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.