

**20 Baberton Mains Lea  
Baberton Mains EH14 3HB**

**Offers Over £205,000**

Entrance vestibule  
Bright lounge diner  
Kitchen with appliances included  
Double glazed conservatory  
2 double bedrooms  
Bathroom fitted with a three piece  
suite and electric shower  
Gas central heating and double  
glazing  
Private front and rear gardens  
Driveway and large garage





## Bright and quietly situated semi detached villa in popular residential area

An attractive and freshly decorated semi detached villa that forms part of a popular residential development on the west side of the city.

Baberton is ideally located to take advantage of its close proximity to the city bypass which gives swift access to the South Gyle, International Airport and the central belt motorway network. The city centre can be reached via a frequent bus service that runs close by.

Shopping facilities in the vicinity include Hermiston Gait and the Gyle Centre plus a number of specialist shops in the nearby village of Juniper Green.

Recreational facilities include Baberton and Kingsknowe golf clubs, use of the sports facilities at the Wester Hailes Education Centre, walk along the Water of Leith Walkway and in the Pentland Country Park.



Baberton Mains Lea, EH14 3HB

 SquareFoot

Approx. Gross Internal Area

798 Sq Ft - 74.13 Sq M

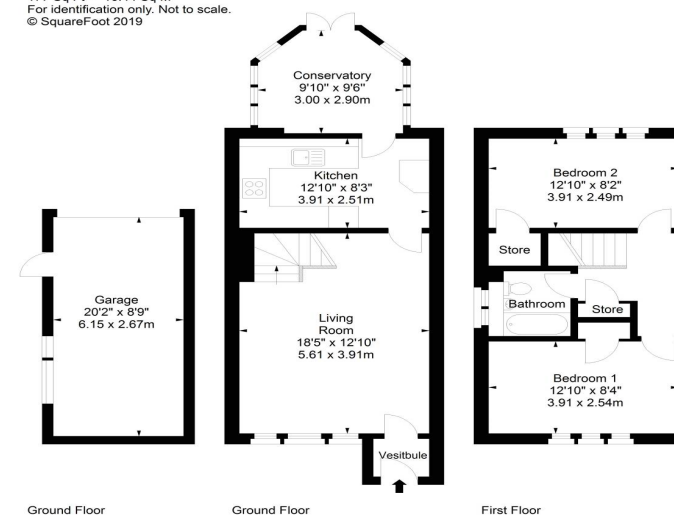
Garage

Approx. Gross Internal Area

177 Sq Ft - 16.44 Sq M

For identification only. Not to scale.

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**Council Tax Band D**

**Energy Rating D**

**Sun 2-4pm or by appointment phone 0131 337 1800**

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