



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

Deans 
Solicitors & Estate Agents LLP



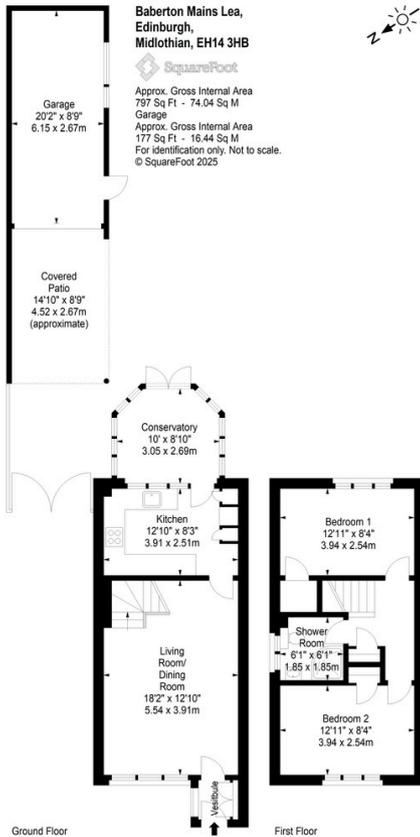
SEMI DETACHED VILLA

- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Conservatory
- Gas Central Heating & Double Glazing
- Driveway & Single Garage
- EPC Rating- C



Quietly positioned within a residential estate, this beautifully presented semi-detached villa is situated in the popular area of Baberton, to the west of the city. The property is conveniently close to a wide range of amenities at Westside Plaza, including shops and an Odeon cinema. It is within walking distance of local primary schools, Wester Hailes Railway Station, and tram links, offering quick and easy access to both the City Centre and Glasgow. The City Bypass is also just a short drive away, providing excellent connectivity to all major motorway networks. In move-in condition, the stylish accommodation would make an excellent purchase for a professional couple or young family. The layout comprises: entrance hall, an attractive sitting/dining room with open-plan staircase to the upper level, and a contemporary, well-appointed kitchen with a door leading to a conservatory that opens onto a south-facing rear garden. Upstairs, there are two lovely double bedrooms and a modern shower room. To the front of the property, a mono-block driveway provides off-street parking, while the fully enclosed and well-maintained rear garden includes a single garage (currently not accessible from the driveway). Further benefits include gas central heating and double glazing throughout. Included in the sale are all floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All included appliances are sold as seen with no warranty provided.





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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