

266 Baberton Mains Drive, Baberton, Edinburgh, EH14 3EF



Description

Superb 4 bedroom extended semi-detached villa, of immense appeal set within a sought-after, mature estate, conveniently placed for a good range of amenities, transport links and reputable schooling. Offering sleek interiors, with modern fixtures and fittings, this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of an enclosed south-facing rear garden.

- Entrance hallway
- Living room open to dining room
- Well equipped kitchen with door to rear garden
- Double bedroom 4/family room
- Contemporary shower room on ground floor
- Three further bedrooms, two with fitted wardrobes
- Bathroom consisting of a modern white suite having a shower over the bath
- Gas central heating (combi-boiler) and double glazing
- Enclosed rear garden providing an ideal space for summer relaxation and outside entertaining benefitting from 2 outdoor power sockets
- Ample off-street parking

Extras

All curtains, blinds, fitted floor coverings, double oven, hob, cooker hood, dishwasher, washing machine, fridge/freezer along with mirrored wardrobe in back bedroom and garden shed with power are included.

EPC Rating: C



Location

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.

Price and Viewing

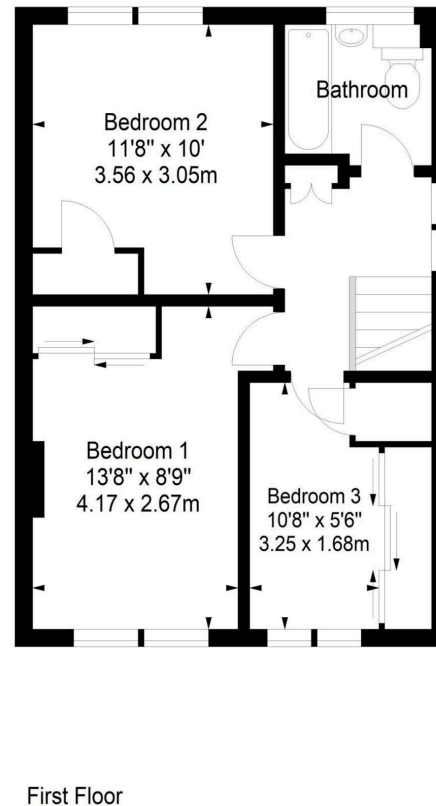
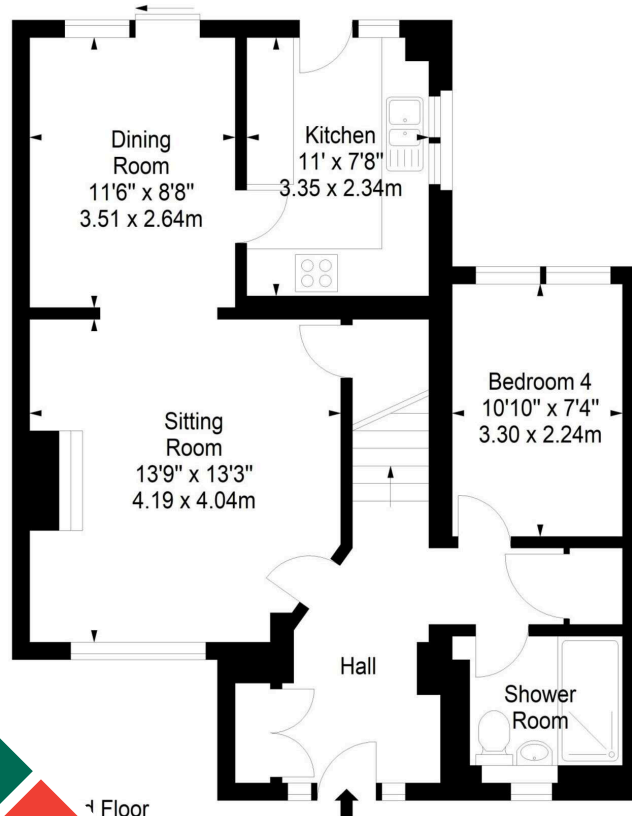
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Baberton Mains Drive,
Edinburgh,
Midlothian, EH14 3EF



Approx. Gross Internal Area
1101 Sq Ft - 102.28 Sq M
For identification only. Not to scale.
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1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

