

**19 Baberton Mains
Avenue
EDINBURGH EH143EQ
Offers Over £190,000**

- Large living room with decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Two double bedrooms with master featuring fitted wardrobes
- Bathroom fitted with a three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Private garden to rear
- Single garage

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



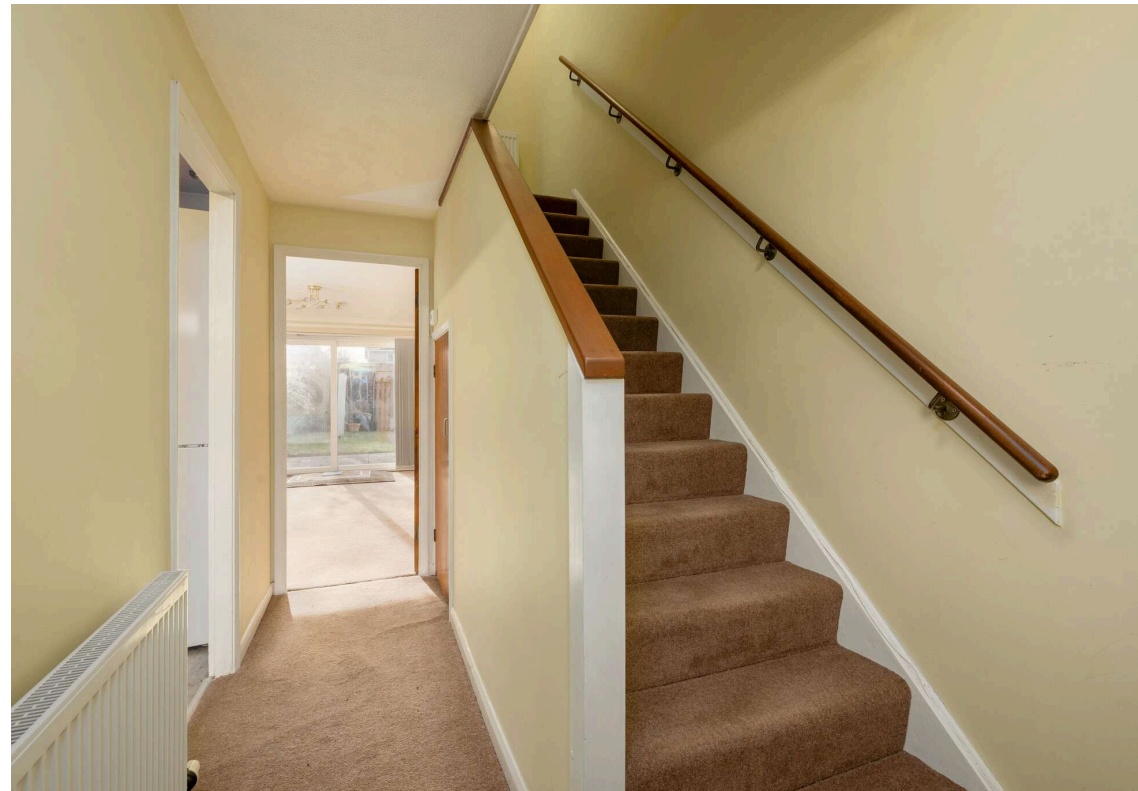
End Terrace Villa

Blair Cadell is delighted to present this two-bedroom terraced house, located in the highly sought-after area of Baberton. With excellent local schools and a wide range of amenities nearby, this property is ideal for families or those looking to downsize. Early viewings are highly recommended.

The accommodation features a spacious living/dining room, flooded with natural light creating the perfect space for entertaining guests or relaxing with family and offers direct access to the garden. The kitchen is equipped with a variety of floor and wall-mounted units, electric hob and oven, and included appliances. The home offers two generously sized double bedrooms, offering versatile living space and master featuring large built in wardrobes. The bathroom is fitted with a three-piece suite and an electric powered shower over the bath. A private garden and a single garage to the rear of the property. Please Note - No Warranties given for systems, sold as seen

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.

Viewing by appointment on 0131 337 1800

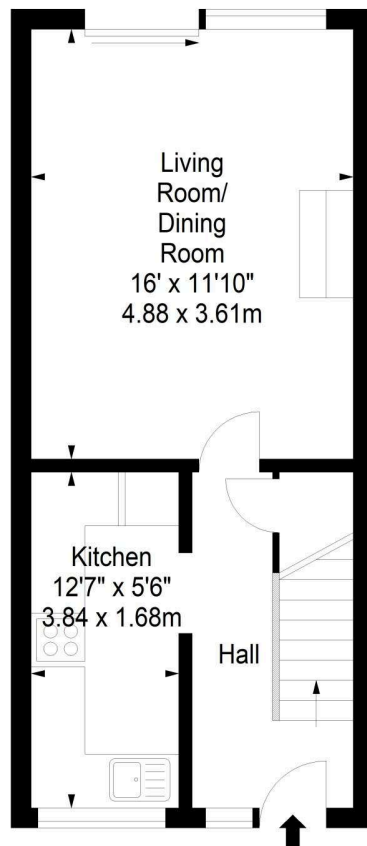
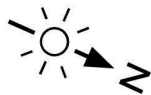




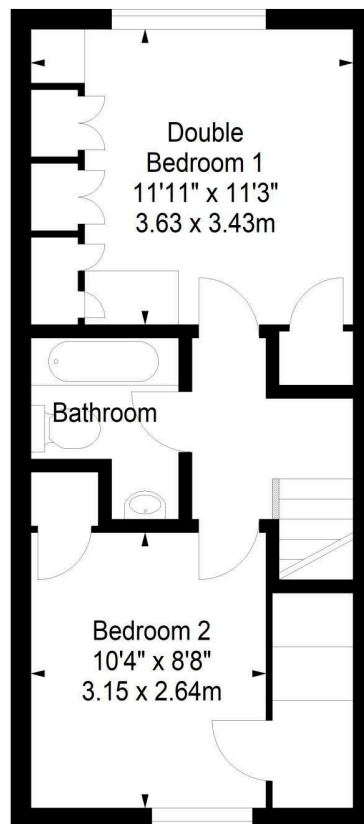
Baberton Mains Avenue,
Edinburgh,
Midlothian, EH14 3EQ



Approx. Gross Internal Area
696 Sq Ft - 64.66 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



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