










Offers Over

**£295,000**

## 6 Baberton Mains Court

Baberton | Edinburgh | EH14 3ER

Neilsons are delighted to present to market this impressive three bedroom semi-detached villa quietly positioned within a pleasant cul-de-sac setting in the sought-after Baberton district of the City. Near excellent amenities, transport links and reputable schooling, the property will undoubtedly appeal to a variety of purchasers including growing families. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  Garage and driveway
-  EPC Band - E
-  Council Tax Band - D



## Description

Internally, the property is offered to market in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and spacious lounge with an electric fireplace, modern fully-fitted kitchen (upgraded August 2023) with a range of integrated white goods, breakfast bar, paneling in splash areas and under-unit lighting whilst being styled with sleek grey units and a dark worktop, downstairs single bedroom allowing for optional use as a home office/study, landing with Ramsay ladder access to the partially-floored attic, first generous double bedroom with a front-facing aspect, integrated storage provisions and ample room for freestanding furniture, second sizeable double bedroom with space for different configurations, and a sleek fully-paneled bathroom suite with an over-bath shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.

The property also offers potential for further development or extension subject to necessary planning consents.



## Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer, combination microwave, dishwasher and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front/side of the property lies a single garage and Monoblock multi-car driveway allowing off-street parking for both residents and visitors alike. To the rear, a large low-maintenance garden mostly laid with a mixture of slabs and chipstone. There are also two storage sheds fitted with power points.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Baberton is a sought-after residential district lying to the south west of the City Centre. There are local shops available within the vicinity and a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, both providing a more extensive range of shopping outlets. The area is well served by frequent public transport serving the City Centre and surrounding areas. Good schooling at all levels can be found locally. There are a fabulous variety of delightful outside spaces and leisure facilities close at hand including the neighbouring Baberton Golf Club, Spylaw Public Park and Colinton Dell where walking and cycling can be enjoyed through spectacular mature woodland.



Approx. Gross Internal Floor Area 68.05 Sq M / 733 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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