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Offers Over

**£900,000**

# 1 Baberton Mains Farm

Edinburgh | EH14 2SR

A tremendous opportunity has arisen to acquire this exceptional B-listed Victorian farmhouse located in the capital's desirable Baberton area. Situated within the former Baberton Mains Estate, close to excellent amenities and commuting links, the property offers a superb opportunity to create a flexible and unique family home.

-  6 beds
-  3 public
-  3 bathroom
-  Private garden & shared courtyard
-  Double garage and multi-car driveway
-  EPC Band – D
-  Council Tax Band – G



## Description

Internally, the property is presented in a move-in condition and offers flexible use throughout while briefly comprising of:

**Ground Floor;** welcoming entrance hallway with cloak cupboard, bright and airy dual-aspect lounge with sliding doors to the garden, dining/second reception room offering different usage, and a stunning garden room extension with a multi-fuel burner and gorgeous countryside views.

**Lower Ground Floor;** hallway with good storage provisions, fully-fitted kitchen/diner with an array of base and wall-mounted cabinets, Belfast sink, tiling in splash areas, breakfast bar, French doors to the garden, and views of The Forth Bridges, separate fully-fitted utility room with a dual-aspect outlook, and a partially-tiled shower room with a single cubicle.

**First Floor;** landing with a shelved storage cupboard, first generous double bedroom with fitted wardrobes and more beautiful views, second good-sized double bedroom with space for different configurations, two further single bedrooms, one with fully fitted wardrobe, the other with built in bookcase, both with room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

**Second Floor;** landing with a handy double storage cupboard and space for a home office/study, two well-proportioned double bedrooms both with amazing views of Edinburgh, custom window seats with in-built storage and eaves access, and a partially-tiled shower room with a double cubicle.

Further benefits include working window shutters, security intruder alarm, gas central heating and double glazing throughout.





## Extras

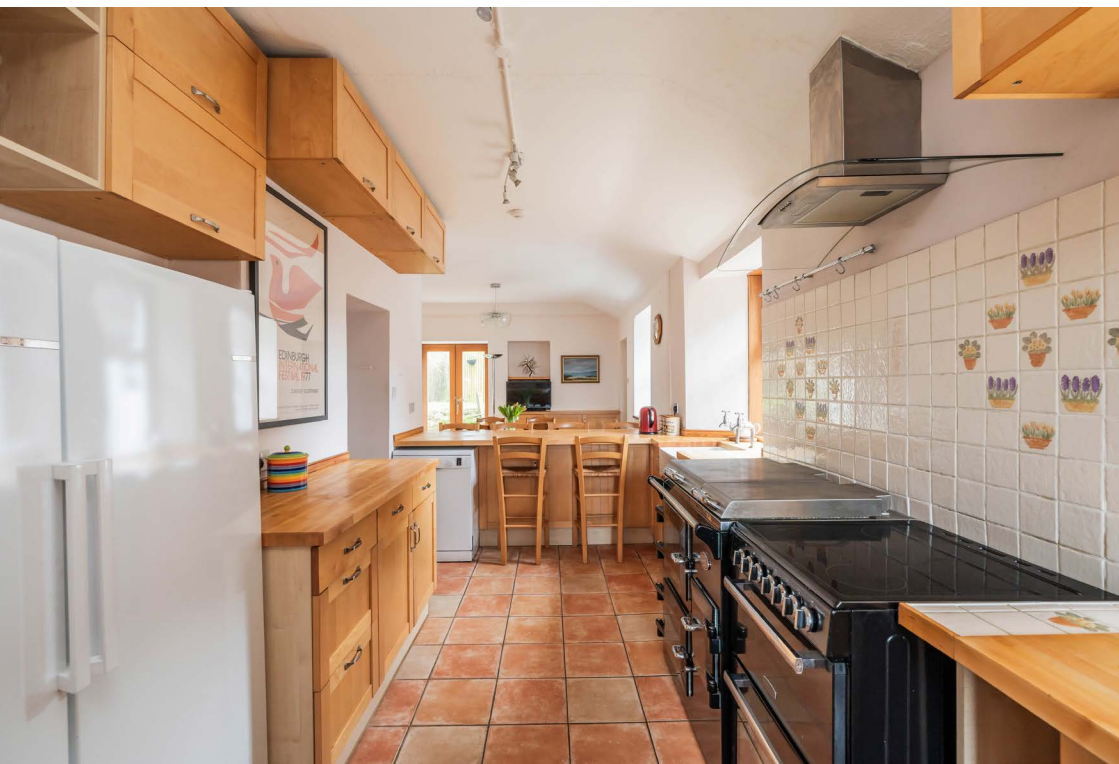
Selected fixtures and fittings, including; light fittings (except chandelier in the main living room) and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

The property benefits from a lovely, well-kept private garden space with separate patio areas and a manicured lawn whilst being peppered with mature trees and shrubs. There is also a shared residents courtyard. For the car owner, there is a large double garage with electric doors, and an upstairs loft/storage area, and a multi-car driveway for secure off-street parking to accommodate further residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Baberton is a sought-after residential district lying to the southwest 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 Excluding Double Garage 236.29 Sq M / 2543 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.



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