










Solicitors & Estate Agents



38 Baberton Mains Rise

Baberton | Edinburgh | EH14 3HG

Good-sized one bedroom upper villa well-positioned in a quiet cul-de-sac within the sought-after Baberton area. Near excellent amenities and commuting links, the property is suited to a variety of purchasers including first-time buyers.

-  1 bed
-  1 public
-  1 bathroom
-  Private garden
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - B



virtually staged by **HOMELi**

Description

Internally, the property is offered in a move-in condition while briefly comprising of; welcoming entrance staircase leading to the hallway, bright and airy lounge/diner with room twin windows and great storage, fully-fitted kitchen with integrated white goods and under-unit lighting whilst styled with white gloss units, sizeable rear-facing double bedroom with integrated wardrobes with sliding mirrored doors, private attic, a modern fully-paneled shower room.

Recently fitted with a new boiler (Feb 2025), and new carpets throughout.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELi**

Extras

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

Gardens and Parking

To the back of the property is a large private garden offering lots of potential. For the car owner, there is an allocated parking space within the rear car park. There is also unrestricted on-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

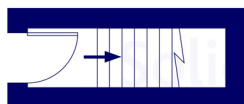
Baberton is a sought-after residential district lying to the southwest of the City Centre. There are local shops available within the vicinity and a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, 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 48.32 Sq M / 520 Sq Ft.

First Floor

Ground Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

