



Solicitors & Estate Agents










Offers Over

£150,000

30 Baberton Mains Rise

Baberton | Edinburgh | EH14 3HG

Well-proportioned one bedroom upper villa nicely positioned within a quiet pocket of the sought-after Baberton area. Near excellent amenities and commuting links, the property is suited to a variety of purchasers including first-time buyers and those looking for a project.

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



Description

Internally, the accommodation briefly comprises; inviting entrance staircase, landing, bright and spacious lounge/diner with superb storage options, fully-fitted kitchen with included white goods and tiling in splash areas whilst being styled with wooden cabinets and a grey worktop, generous rear facing double bedroom with integrated wardrobes with sliding doors, and a fully-tiled shower room with a corner cubicle, heated towel rail and skylight.

Further benefits include double glazing throughout.

Please note, the boiler and oven are not presently in working order and now requires replacing. This will be sold as seen.



Extras

Selected fixtures and fittings, including; integrated electric hob, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

To the rear of the property is a decent sized private garden laid with artificial turf offering a low maintenance upkeep. 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.





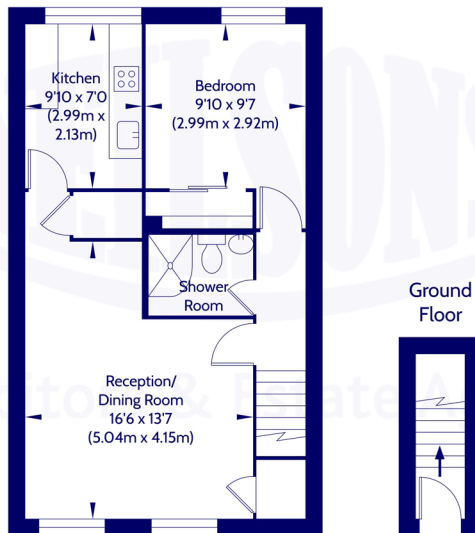
Location

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 45.86 Sq M / 494 Sq Ft.

First 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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