










Solicitors & Estate Agents



30 Baberton Mains Way

Baberton | Edinburgh | EH14 3HJ

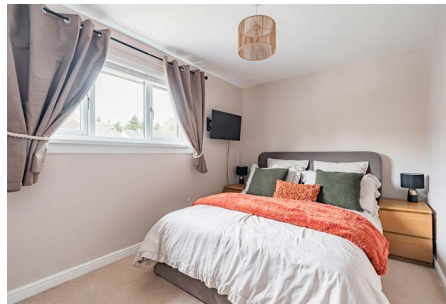
This attractive and spacious semi-detached villa with private gardens, driveway and garage, is situated within a quiet cul-de-sac setting in the ever-popular district of Baberton close to fantastic commuting links and local amenities.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Garage & Driveway
-  EPC rating – C
-  Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance vestibule, generously proportioned and bright lounge, stylish fitted kitchen with door providing direct access to the rear garden, light and airy principal bedroom, second good sized double bedroom and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, fridge/freezer and washing machine.

Gardens, Driveway & Garage

The property benefits from lovely, well maintained private gardens to the front and rear together with a driveway providing off-street parking and detached single garage.

Viewing

By appointment through Neilsons (0131 625 2222).



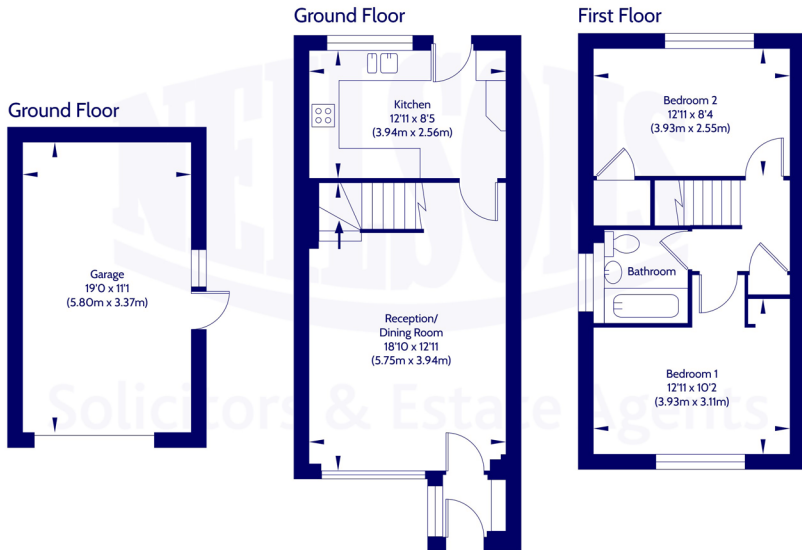


Location

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 66.62 Sq M / 717 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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