



Solicitors & Estate Agents










Offers Over  
**£315,000**

# 45 Baberton Mains Way

Baberton | Edinburgh | EH14 3HE

A fantastic opportunity has arisen to purchase this superb, larger-than-average, extended semi-detached corner plot villa offering spacious family accommodation in a peaceful residential area close to good local amenities and transport links.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front, Side and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The accommodation in brief comprises; welcoming entrance hallway, light and airy dual aspect reception/ dining room with electric fireplace, fitted kitchen with appliances and door accessing rear garden, superb extension to the side adding a fourth bedroom/2nd family room, spacious shower room and utility room. Finally, the upstairs accommodation comprises; upper landing with useful storage and hatch accessing partially floored attic, two well proportioned double bedrooms – one of them with mirrored fitted wardrobes, third bedroom single and fully tiled family bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, dishwasher and fridge/freezer.

## Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear and side. The landscaped garden is easily maintained with areas of lawn and chip stones, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with a driveway providing off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

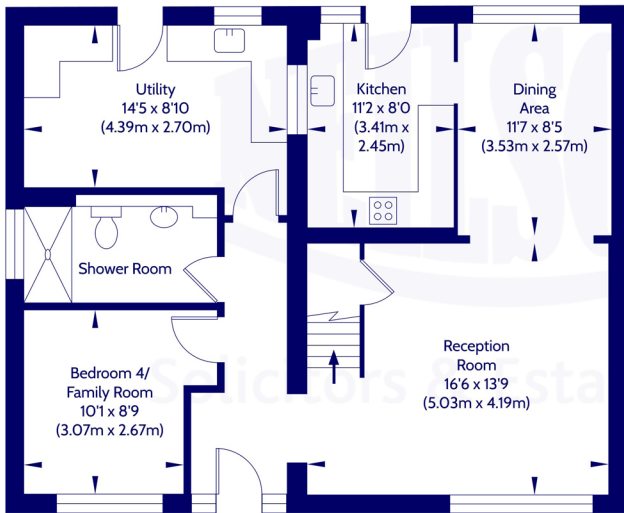
Baberton is a sought-after residential district lying to the southwest of the City Centre. There are local shops available within the vicinity and a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait,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



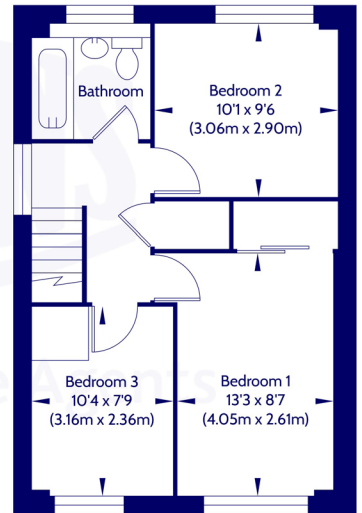


Approx. Gross Internal Floor Area 116.25 Sq M / 1251 Sq Ft.

Ground Floor



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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