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Offers Over

£330,000

282 Baberton Mains Drive

Baberton | Edinburgh | EH14 3EG

This generously proportioned and bright detached villa with secluded rear garden and driveway, is pleasantly situated within the ever-popular district of Baberton close to excellent schooling, fantastic commuting links and local amenities. The accommodation which now requires upgrading/modernisation provides excellent potential to create a fine home.

-  3 Bedrooms
-  3 Public rooms
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC rating – D
-  Council tax band - E



Description

In brief the accommodation comprises; welcoming entrance hallway, well proportioned reception room with doors providing direct access to the dining room, fitted kitchen with door to conservatory, three good sized bedrooms and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to attic storage.



Extras

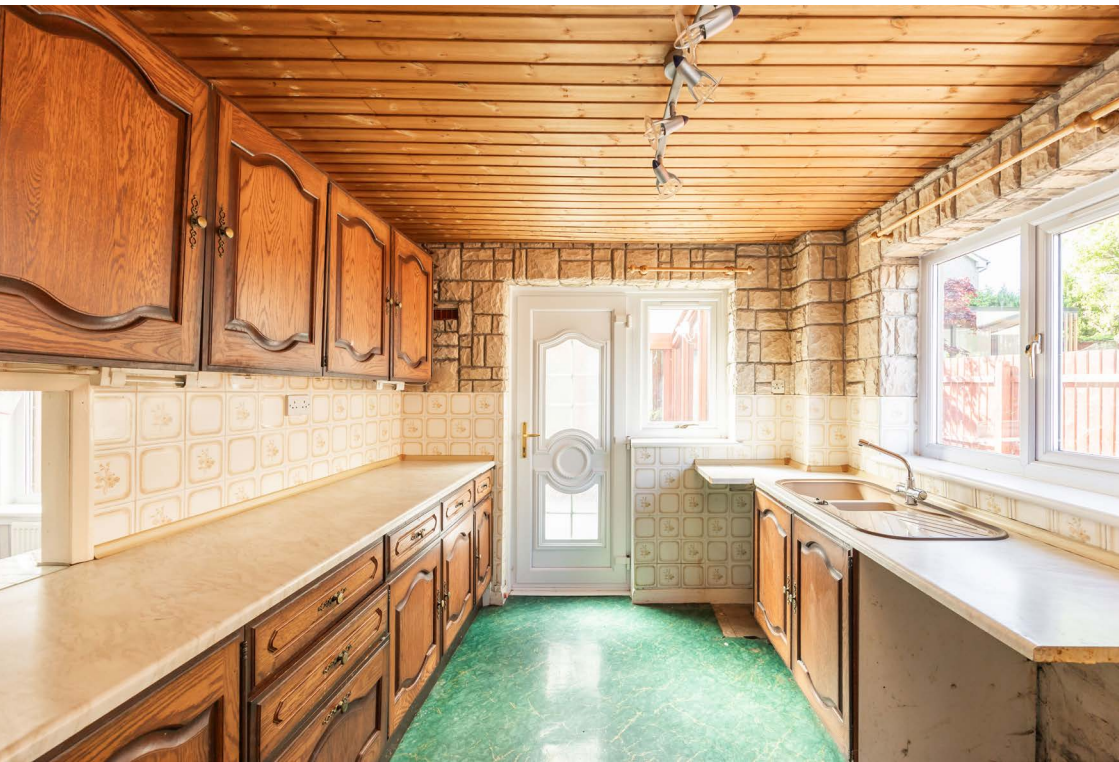
The property will be sold as seen.

Gardens & Driveway

To the rear, there is a good sized, secluded private garden and a driveway can be found to the front and side providing off-street parking for multiple vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).





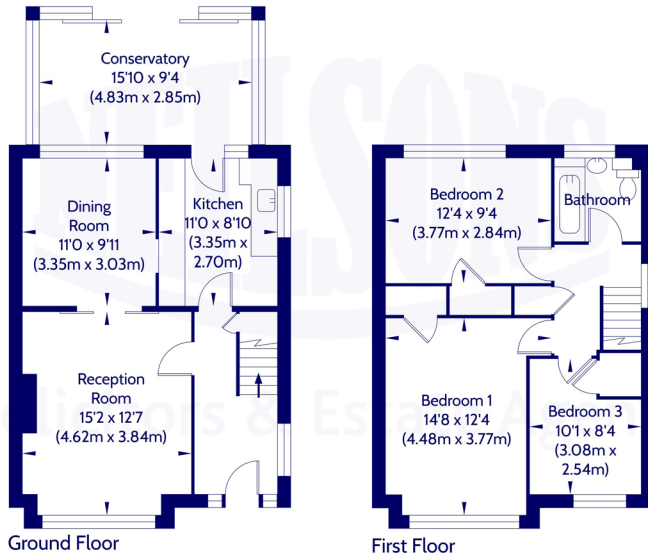
Location

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 105.96 Sq M / 1141 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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