





Welcome

Welcome to Baberton Mains Way, this well-proportioned four bedroom detached property occupying a substantial corner plot, which, with the relevant planning consents offers an opportunity for further extension. The property further benefits from private gardens, a driveway along with a single garage, ideally located in a quiet cul-de-sac forming part of a desirable residential area of Edinburgh within the sought after Baberton district, close to many local amenities, highly regarded schooling and swift transport and commuter links. The property is arranged over two floors offering bright and spacious, flexible accommodation ideal for the growing family. The property is presented to the market in good order throughout we would recommend an early viewing.

- Reception hallway
- Generously proportioned living room.
- Kitchen with direct access to the garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Dining room/bedroom.
- Upper landing with hatch to attic storage.
- Four double bedrooms.
- Bathroom comprising WC wash and basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Gardens to the front, side and rear.
- Single garage and driveway.







Baberton

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.

Extras

Included in the sale are all fitted floor coverings, light fittings, curtains, oven, hob, and washing machine, as well as any other items agreed with the seller.

****Please note some images have been digitally enhanced to help illustrate the potential of the property**





Get in touch

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Property Hub:

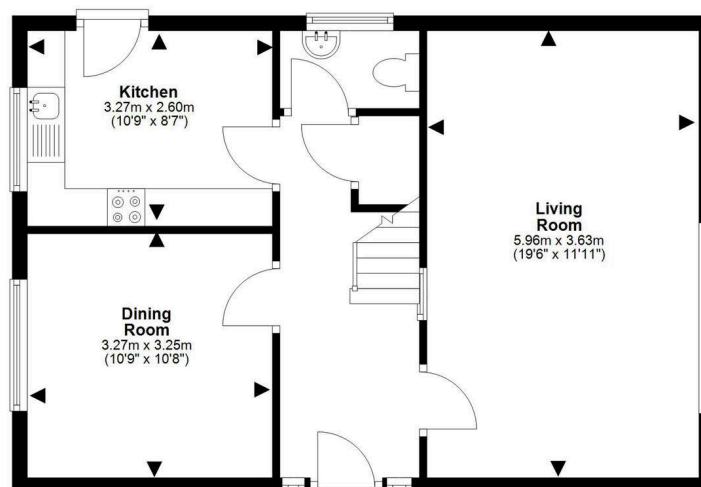
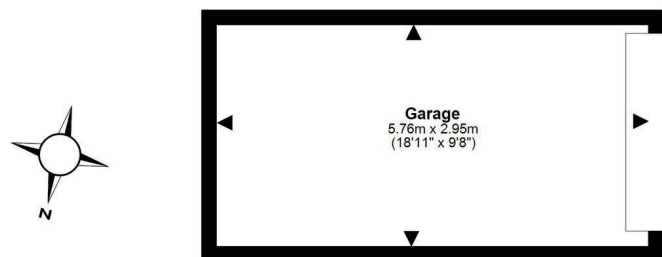
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

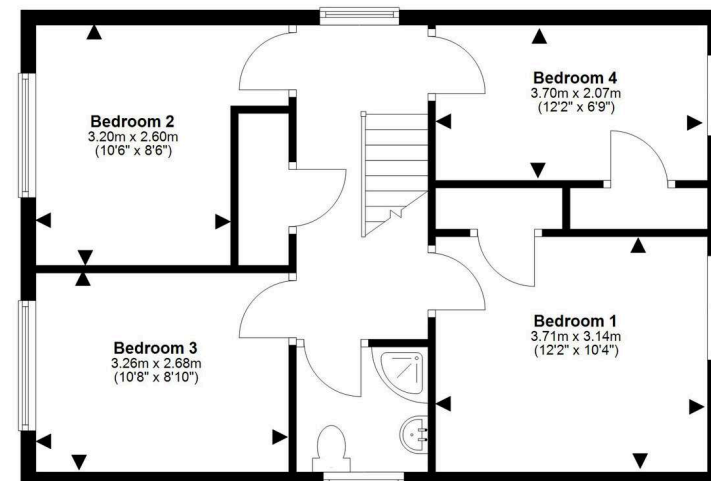
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.