



10 Baberton Mains Drive

Baberton, Edinburgh, EH14 3BS



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Semi-detached three bedroom villa situated in a peaceful residential area of Baberton.

- Entrance vestibule
- Bright sitting room
- Open plan modern kitchen/dining room with direct access to garden
- Two double bedrooms with built-in wardrobes
- Single bedroom/home office
- Three piece shower room
- Private front and rear gardens
- Garage and driveway
- Partially floored attic storage
- Double glazing and gas central heating



Offers Over: £290,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

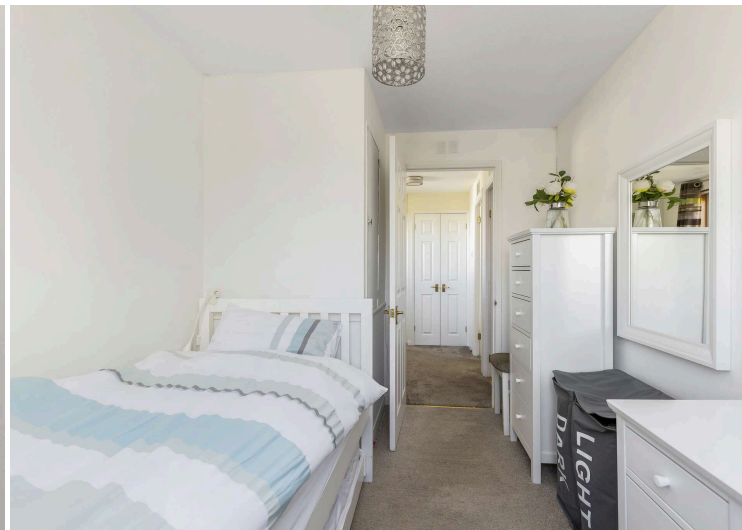
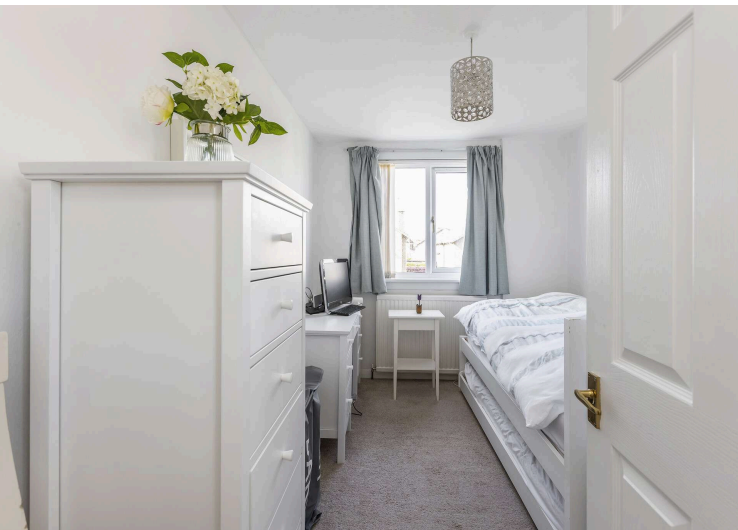
Situated in a peaceful residential area of Baberton, this well presented and spacious three bedroom semi detached villa offers generous accommodation and is presented in move in condition.

Externally, the property benefits from a well kept garden with patio area and detached garage to the rear and driveway to the front.

Extras

All fitted floor coverings and carpets, blinds and curtains, light fittings, induction hob, extractor hood, oven, dishwasher and washing machine are included in the sale price.





Location

Situated a few miles west from the city centre, Baberton is a quiet residential area, there are a range of local shops a short drive away at Juniper Green, Colinton, Currie and more extensive retail facilities can be found at the Gyle Shopping Centre. Nearby leisure facilities include; golf courses, Odeon Luxe Cinema, Midlothian Snowsports Centre, Hillend and the many walks along both the Water of Leith Walkway and in the Pentland hills. Baberton is well served for both Primary and Secondary schools. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh Airport, Edinburgh Royal Infirmary, University of Edinburgh, Bush Estate, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre.





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



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.