



220 Baberton Mains Drive  
Edinburgh  
EH14 3EA



# 220 Baberton Mains Drive Edinburgh

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We are delighted to present this spacious (135sqm) two-storey detached family home in the popular residential area of Baberton in south-west Edinburgh. This beautifully extended and laid-out family home offers spacious and versatile living.

The ground floor features a generous living room, a modern kitchen/breakfast room, and a separate dining room, both with doors opening onto the southwest-facing rear garden, perfect for enjoying natural light and seamless indoor-outdoor living. A useful utility room and convenient WC complete the layout. Upstairs, the property boasts four well-proportioned bedrooms, including a large principal bedroom with ensuite, and a family bathroom. Thoughtfully designed for comfort and practicality, this home is ideal for growing families and those who love to entertain.

The property further benefits from a well-kept private rear garden, privacy from hedges surrounding the front of the property, a single car garage, gas central heating (boiler replaced in 2024), and double glazing.

## Property Features

Driveway with garage

Desirable location

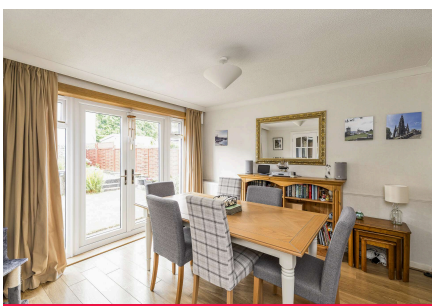
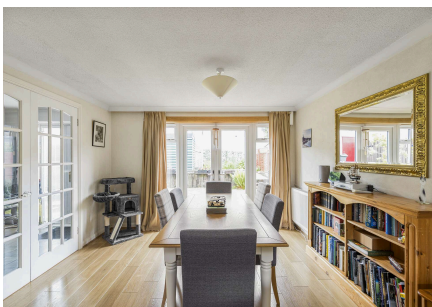
Private garden

Ensuite bathroom

Gas combi boiler

Double glazing

Fireplace







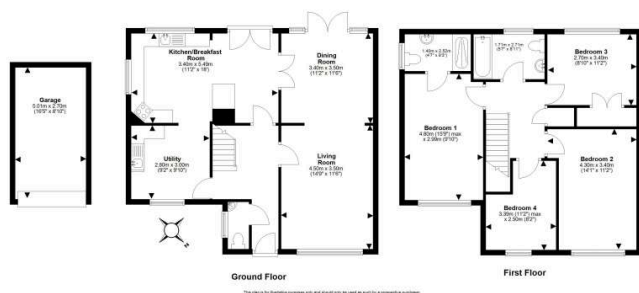




Situated a few miles west from the city centre, Baberton is a quiet residential area offering a good mix of modern family homes, there are a range of local shops a short drive away at Juniper Green, Colinton, Currie and more extensive retail facilities can be found at the Gyle Shopping Centre. Nearby leisure facilities include; golf courses, Odeon Cinema, Hillend Ski Slope 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.

### Extras

The items included in the sale of the property are the window furnishings (including the remote-controlled living room curtains), carpets, fitted floor coverings, light fittings and fixtures, electric fireplace, Bosch dishwasher, American-style fridge freezer, garden shed (approx 8'x6') and water butt. The seller will not warrant the working order of any appliances, systems or services.



**AS Anderson Strathern**

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### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

**éspc**

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