



169 Baberton Mains Drive

Edinburgh, EH14 3EF



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92sqm

EPC

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AS Anderson
Strathern

169 Baberton Mains Drive Edinburgh, EH14 3EF

This well-proportioned semi-detached house offers generous and adaptable accommodation, extending to approximately 92 sqm.

The ground floor comprises an inviting entrance hall, a bright south-facing living room with feature fireplace, a separate dining room, and a fitted kitchen providing direct access to the rear garden. The first floor hosts three comfortable bedrooms, each offering built-in storage, together with a family bathroom with shower over bath.

The property benefits from gas central heating and double glazing throughout. The interior is neatly presented, though offers excellent potential for modernisation to suit individual preferences.

Externally, the house enjoys private gardens to the front and rear, providing attractive areas for outdoor seating and recreation. A driveway to the side of the property offers convenient off-street parking for several cars, and leads to a single garage which provides useful additional storage.

Combining a practical layout with well-maintained outdoor space, 169 Baberton Mains Drive presents a desirable opportunity to acquire a comfortable home within a popular residential setting.

Property features

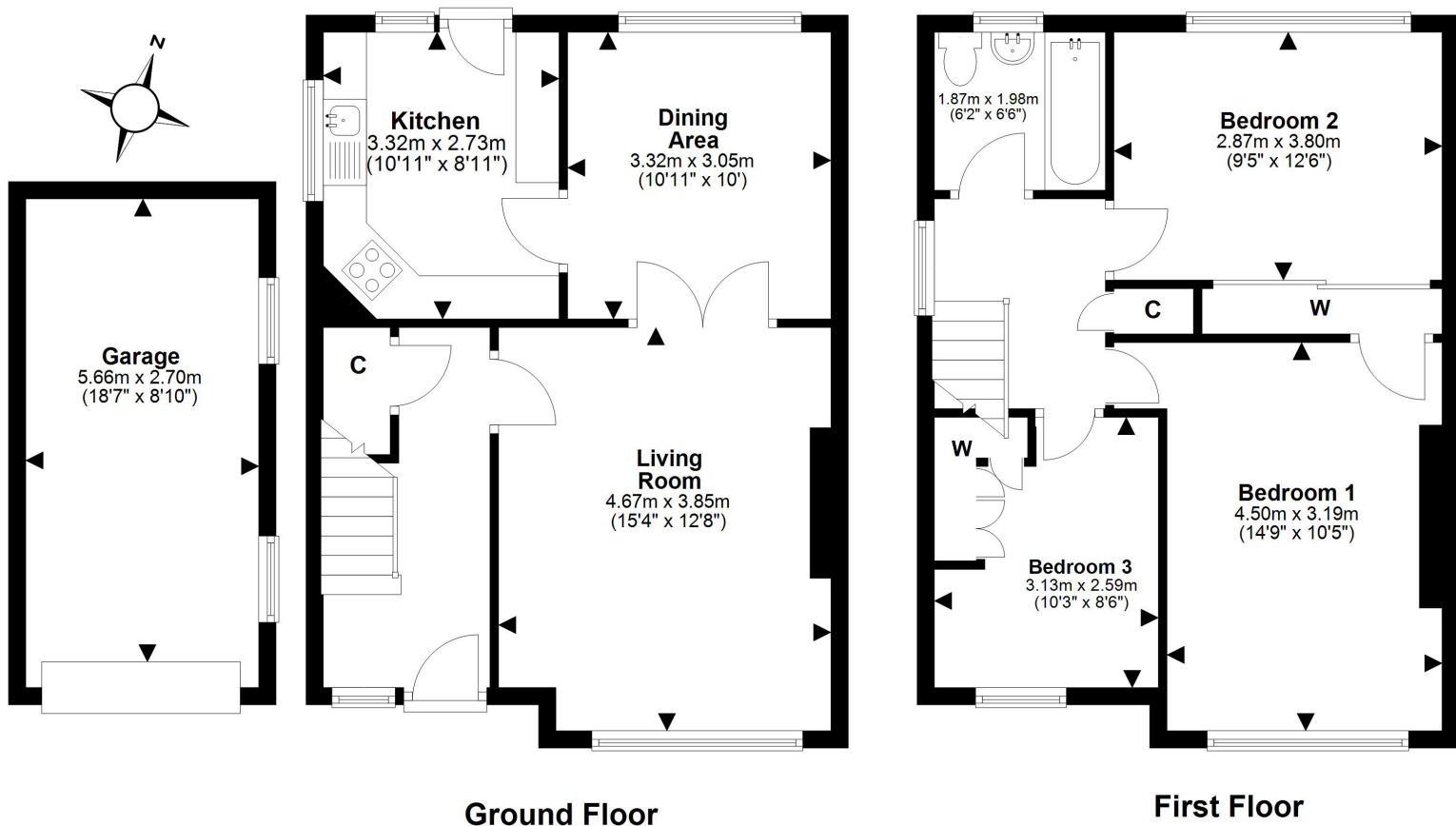
- Driveway with garage
- Front and rear gardens
- South-facing living room
- Gas central heating
- Double glazing
- Great storage





Location

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.



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.
Plan produced using PlanUp.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

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.

espc

Edinburgh
58 Morrison St
EH3 8BP
0131 270 7777

Glasgow
50 George Sq
G2 1EH
0141 242 6060

Haddington
14 Court St
EH41 3JA
01620 824 016

Lerwick
Nordhus,
Business Park
ZE1 0LZ
01595 695 262

Kirkwall
N8 Laing
Street
KW15 1NW
07484 906 800

AS Anderson Strathern
residential@andersonstrathern.co.uk