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SOLICITORS & ESTATE AGENTS



20 Baberton Mains Loan
Edinburgh, EH14 3EP

Elevated Corner Plot
Lounge & Separate Dining Room
Extended Kitchen with Central Island
Four bedrooms (master with Ensuite Shower Room & Walk In Dresser)
Security System Including Cameras Included
Gas Central Heating & New Double Glazed Windows
EPC: C
Council Tax Band: E

This large semi-detached property offers a spacious accommodation set over two floors, occupying a favoured corner plot situated in this popular residential estate. It has the benefit of a large private side and good-sized secluded rear garden with large timber garden room which offers power and lighting. To the front a single garage and off road parking for multiple vehicles. The property has been extended over two floors to provide a large family sized kitchen with Central Island, offering ample storage and an excellent entertaining space. From the kitchen an opening provides access to the dining room creating the ideal space to entertain guests. To the front a comfortable lounge offers an outlook to the front, whilst it has been tastefully modernised with a tiled feature wall. Also on the lower level there is an additional reception room which offers a more cosy space to unwind or the option of a fifth bedroom.

The upstairs landing provides access to the four bedrooms and shower room. The master suite includes a walk in dressing area, with plenty of space for free standing storage, to the rear the en-suite bathroom with separate shower. The remaining bedrooms provide the ideal space for growing families with each room either having space for free standing furniture or built in cupboards.

Externally the home is suited in an elevated corner plot, with views out towards the forth and Queensferry crossing. The garden has been divided into a large lawned section running down the side of the house from an elevated position. A section of patio/decking provides access to the large timber garden room which has lighting and power. This versatile space provides an array of mixed use abilities whether is a home office, garden room or home gym. To the front the garden has been built into the slope to provide an array of planting spaces plus the off road parking for multiple vehicles. Single garage and timber shed.

Location:

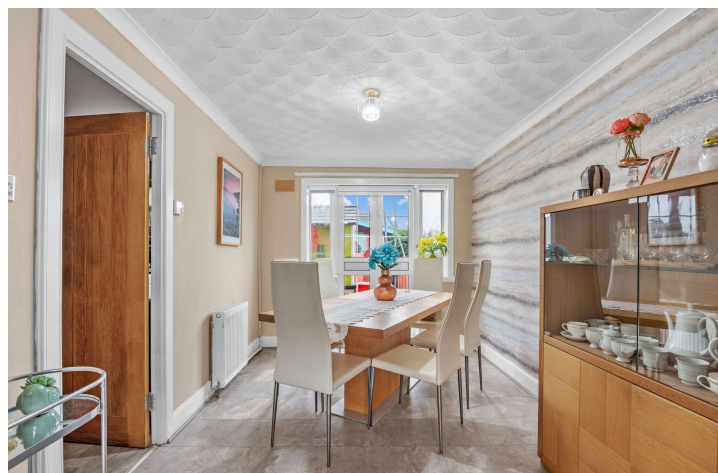
Located approximately four miles west of Edinburgh city centre, Baberton Mains is an ideal area for families, offering a convenient and well-connected suburban setting. The area falls within the catchment for Juniper Green Primary School and the highly regarded Currie High School, while Heriot-Watt University's Riccarton Campus is only a short drive away. Whilst excellent transport links, with regular bus services providing easy access to the city centre and surrounding suburbs. By car, residents benefit from immediate access to the Edinburgh City Bypass, ensuring swift connections to Edinburgh Airport and the central Scottish motorway network.

For everyday amenities, Hermiston Gait Retail Park provides a large Tesco supermarket, several national retailers, and even a Krispy Kreme. The nearby village of Juniper Green also offers a selection of local independent shops, while The Gyle Shopping Centre-home to Marks & Spencer, Morrisons, and many other high-street names-is just a ten-minute drive away.

Leisure and recreation are well catered for, with an Odeon Lux Cinema nearby, as well as several excellent golf courses; including Baberton, Ratho, and Torphin Hill. The Corn Exchange in Chesser offers snooker, five-a-side football, and a Nuffield Health Club right next door.

Directions:

What3Words provides a precise location for properties by assigning a unique three- word address to every 3m x 3m square on the planet, this properties What3Words: [:///grow.lobby.deflection](https://www.what3words.com/lookup/:///grow.lobby.deflection)

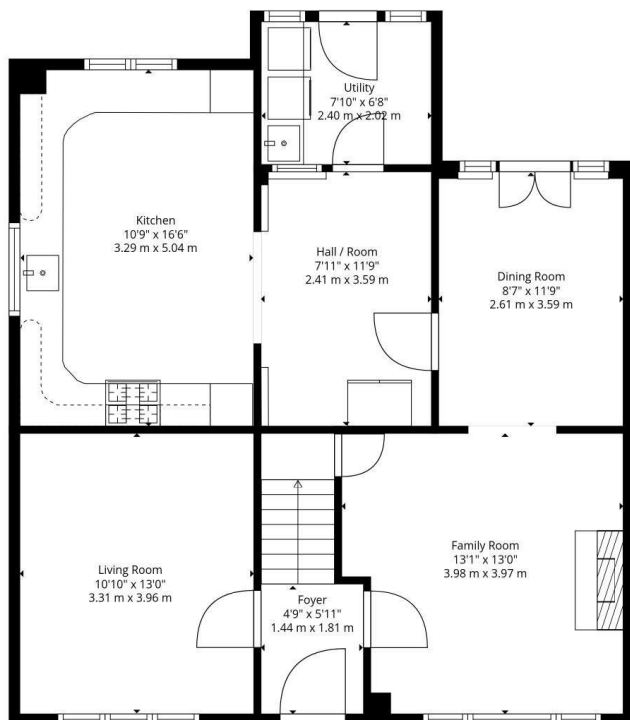




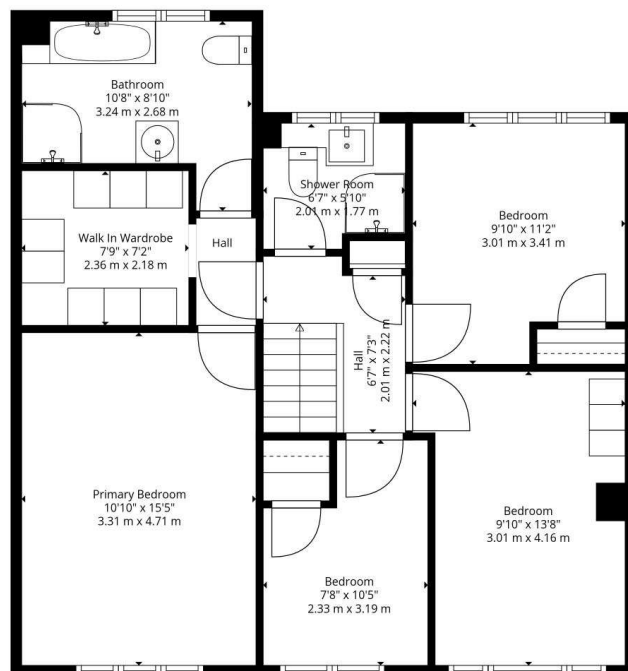








Floor 1



Floor 2



TOTAL: 1567 sq. ft, 145 m2
FLOOR 1: 812 sq. ft, 75 m2, FLOOR 2: 755 sq. ft, 70 m2
EXCLUDED AREAS: WALLS: 107 sq. ft, 11 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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