



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 115 Baberton Mains Drive

Baberton, Edinburgh, EH14 3DZ

# 115 Baberton Mains

This semi-detached house in Baberton is a beautifully presented three-bedroom home, with attractive neutral interiors and high-quality finishings. It features an on-trend modern kitchen with a spacious dining area and it has a three-piece shower room with a luxurious rainfall showerhead. A fully-floored attic adds further potential, whilst a long driveway and a garage provide the homeowners with ample private parking. In addition, the property is flanked by large gardens, including a fully-enclosed rear garden which enjoys a patio, neat lawns, and a raised timber deck for alfresco dining in the sun.

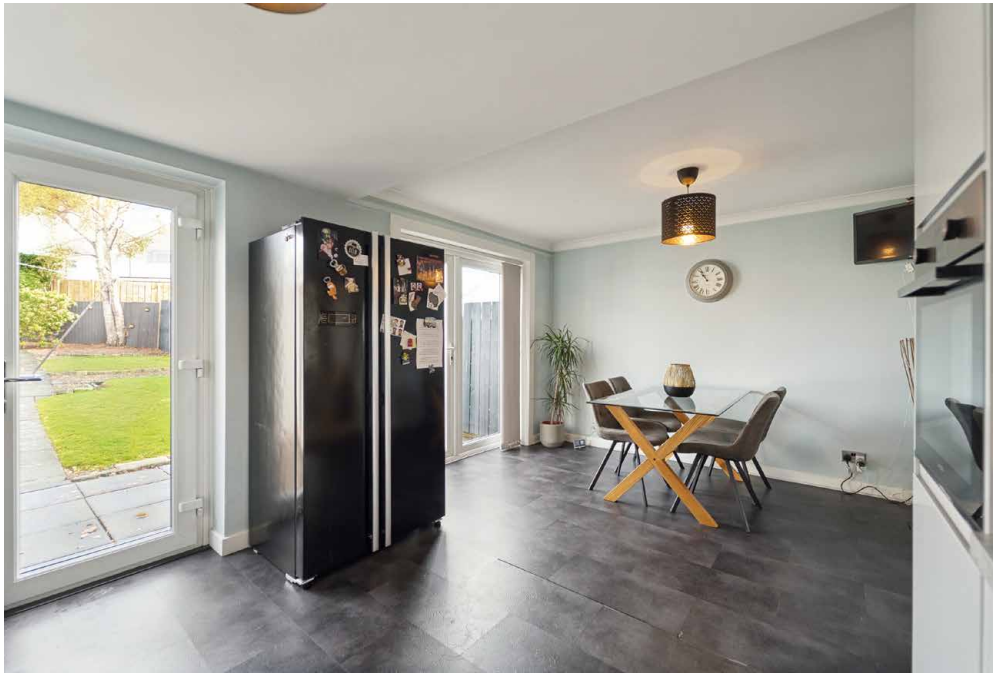
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (gas hob, extractor hood, raised oven, dishwasher, and washing machine), and a freestanding fridge/freezer to be included in the sale.

## Property Summary

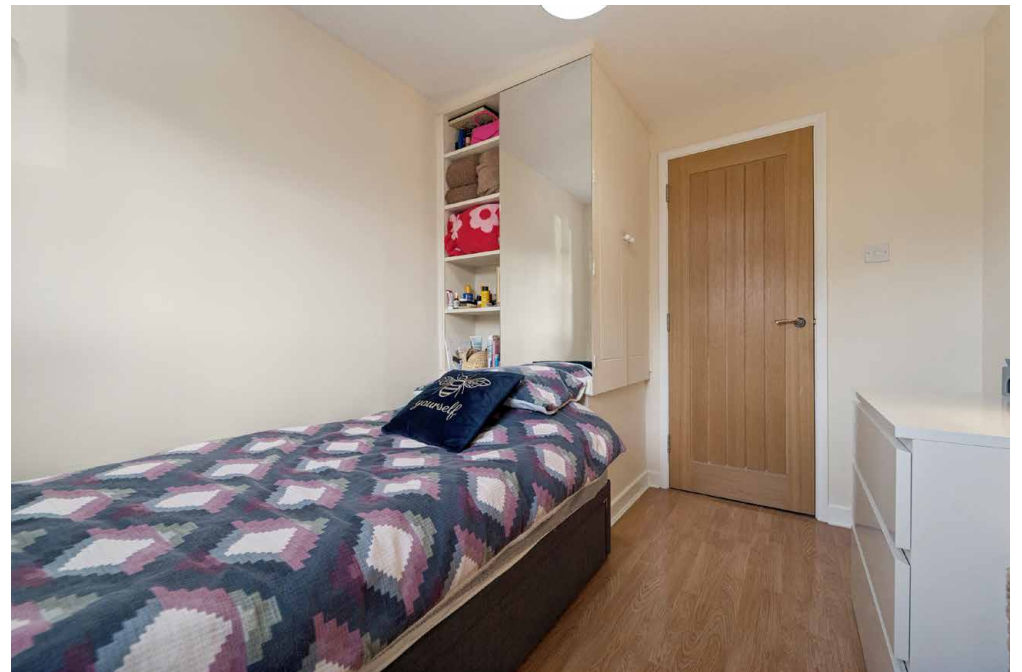
- A spacious semi-detached house
- Part of a family-friendly development
- Desirable location in Baberton
- Attractive interior design throughout
- Welcoming, dual-aspect entrance hall
- Elegant living room with large window
- Stylish, modern kitchen/dining room
- Two spacious double bedrooms
- Versatile third bedroom/home office
- Contemporary three-piece shower room
- Fully-floored attic with lighting and power
- Landscaped gardens to the front and rear
- Multi-car driveway and a single garage
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - E
- Home Report Value - £330,000



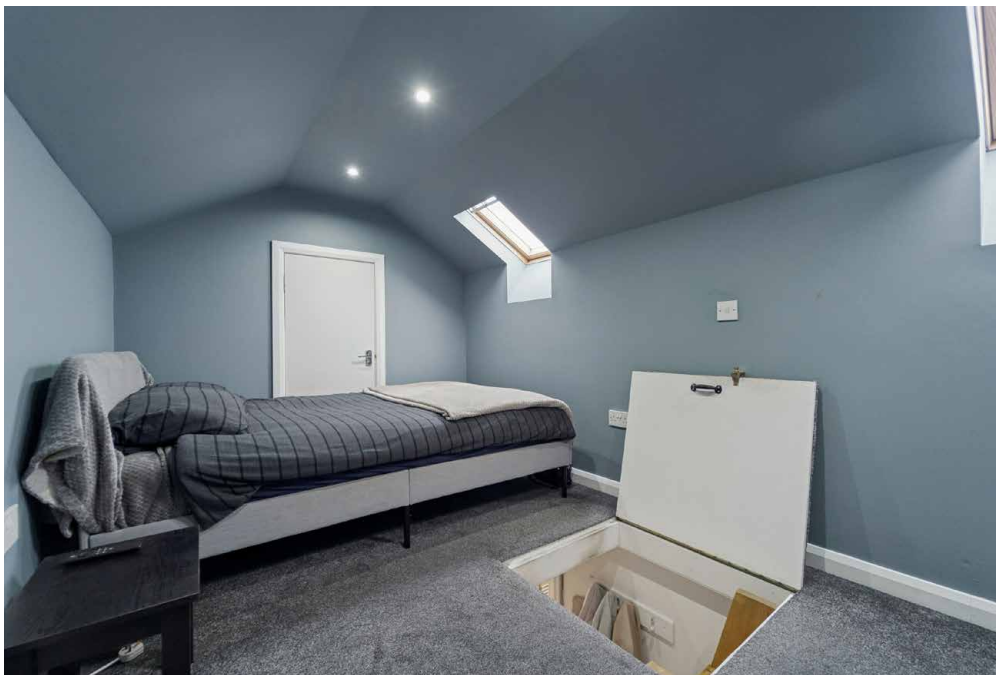




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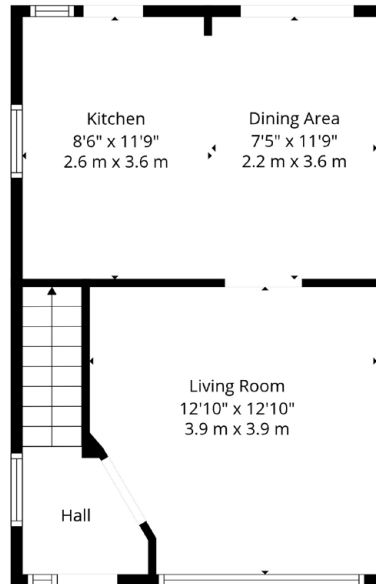
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



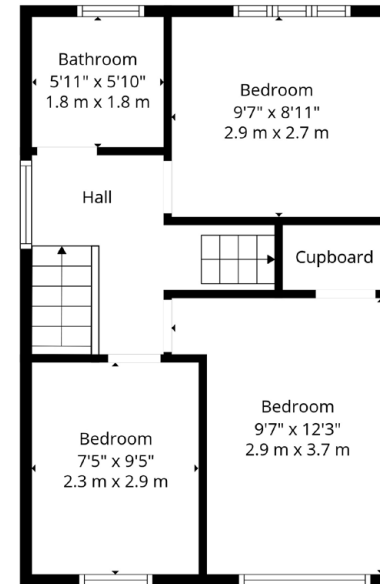
**Zoopa.co.uk** **rightmove** **onTheMarket.com**

**DISCLAIMER**

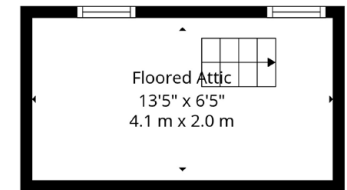
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Floor 1



Floor 2



Floor 3