



25 Baberton Mains Drive
BABERTON | EDINBURGH | EH14 3DF


warners
solicitors & estate agents



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Set in the heart of Baberton, moments from excellent amenities, quick transport links and vast open green spaces is this semi-detached house with manicured private gardens and long driveway.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and fireplace that flows through to the dining room and fitted kitchen with garden access. Following up a carpeted staircase the upper level enjoys three well-proportioned bedrooms and the home is completed by a bathroom with three piece suite. Externally the fully enclosed South facing rear garden is mainly laid to lawn with a paved area ideal for al fresco dining.

- Semi-detached house in the heart of Baberton
- Private gardens and long driveway
- welcoming hallway
- Bright lounge
- Garden facing dining room
- Kitchen with fitted units and garden access
- three well-proportioned bedrooms
- Bathroom with three piece suite

EPC D, Council tax D. No factor

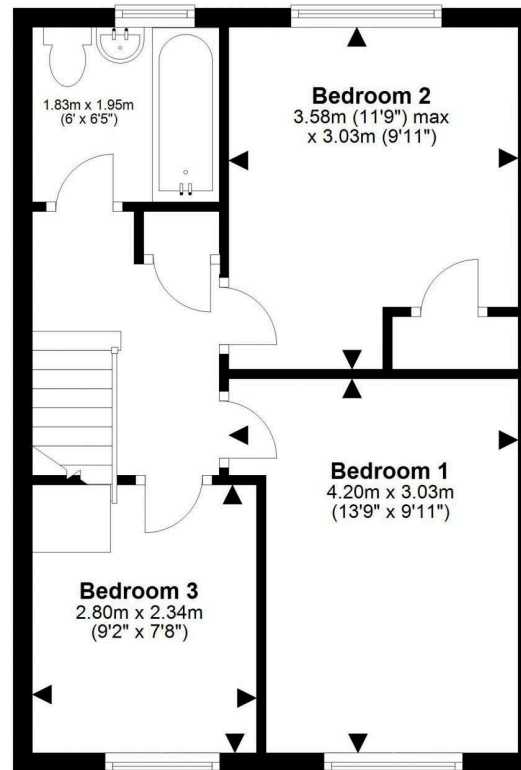
Extras included in this sale are blinds, wardrobes, table chairs, wall unit curtains, cooker, washing machine and fridge/freezer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



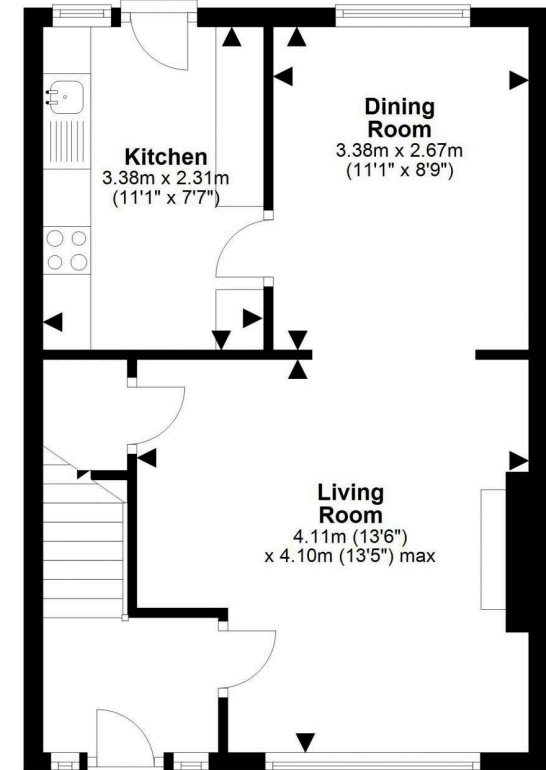
Baberton is a popular residential area located to the south west of Edinburgh's City Centre. It is well positioned to take advantage of a good range of shopping outlets at The Gyle, Hermiston Gait and Sighthill Centres, in addition to small local shops at neighbouring Juniper Green. Leisure facilities include a multi-screen cinema at the Westside Plaza, the local golf course and walking in the Pentland Hills. Both the Lanark Road and City Bypass are close at hand, allowing access into the City Centre and to the Airport and the central motorway network and there is a railway station at nearby Wester Hailes. The location of the property is particularly convenient for those connected to Heriot Watt's Riccarton Campus and Napier University at both Sighthill and Craiglockhart.





First Floor

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.



Ground Floor