



6 Baberton Mains Crescent
BABERTON | EDINBURGH | EH14 3DY


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Bright and spacious three bedroom semi detached villa boasting a driveway, carport and garage, and conservatory to fully enclosed private garden, situated on a sought-after modern development located to the South-West of the city centre and close to the city bypass. The property is well appointed within the development and beautifully presented comprising of an entrance hallway, spacious living/dining room with under-stair storage and access to sun room, modern kitchen fitted with floor and wall units, bespoke shelving, and a range of integrated appliances, which also gives access to the generous sun room, which in turn gives access to the rear garden. The sun-room boasts a wc off making it ideal as a guest bedroom. Upstairs there are three well proportioned bedrooms, two with built in storage and completing the accommodation is a modern shower room with mains shower cubicle, vanity sink unit and wc. The property also benefits from gas central heating, double glazing and a partially floored attic with Ramsay ladder access, and externally, a driveway, carport, garage, front garden and enclosed south facing rear garden made up of decking areas, lawn and mature shrubs and trees.

- Beautifully presented semi-detached villa
- Spacious living/dining room
- Modern fitted kitchen with integrated appliances
- Sun room with access to rear garden with wc off
- Three bedrooms, two with integrated storage
- Shower room
- Gas central heating and double glazing
- Ramsay ladder access to partially floored attic
- Carport, driveway, and paved front garden
- Fully enclosed rear garden with decking areas, lawn and mature shrubs and trees

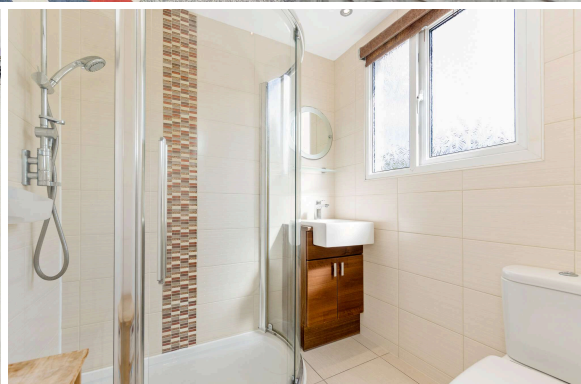
Extras: All blinds and the washing machine. The fridge freezer may be available by separate negotiation.

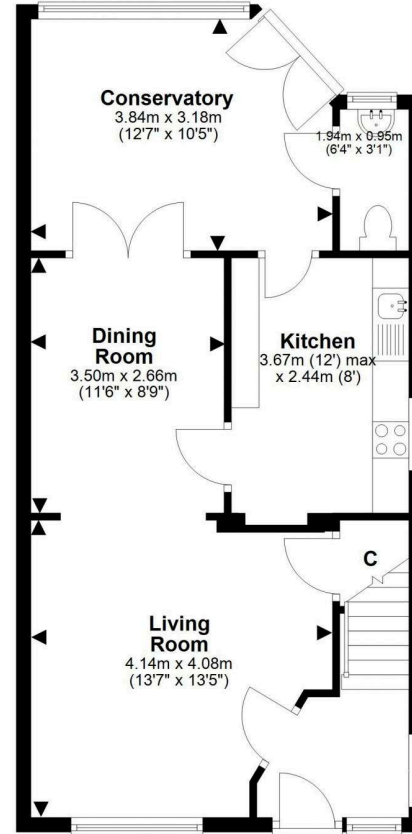
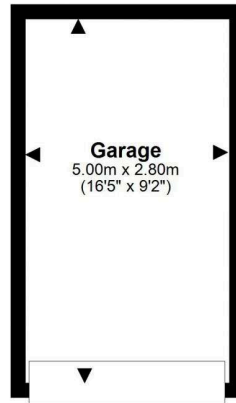
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



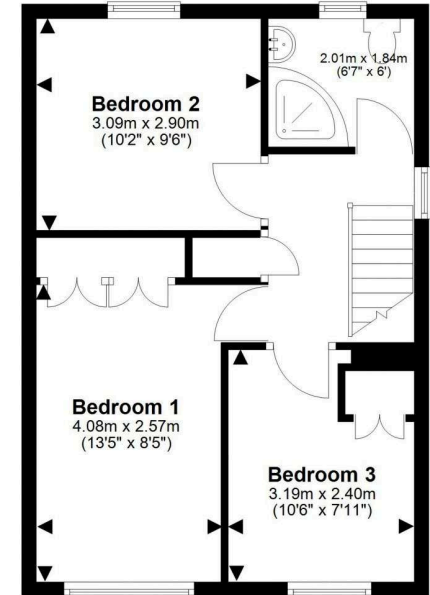
Baberton is a popular residential area located to the south west of Edinburgh's City Centre. It is well positioned to take advantage of a good range of shopping outlets at The Gyle, Hermiston Gait and Sighthill Centres, in addition to small local shops at neighbouring Juniper Green. Leisure facilities 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.

Council tax band E, Energy rating C.
There is no factor associated with this property.





Ground Floor



First Floor

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.