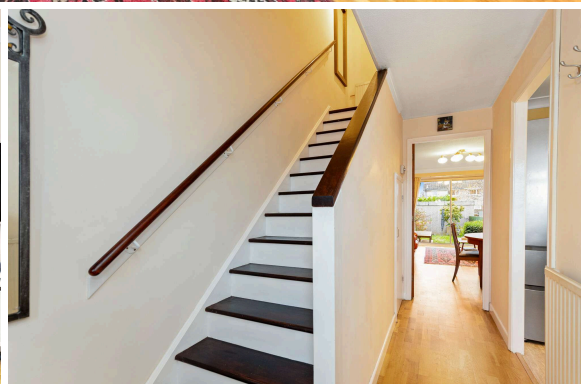




13 Baberton Mains Avenue
BABERTON | EDINBURGH | EH14 3EQ


warners
solicitors & estate agents



13 Baberton Mains Avenue

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Beautifully presented terraced villa forming part of a mature and well established modern development, located in a very popular and convenient part of the city, well placed to take advantage of fantastic amenities, schools and road links. This lovely property represents an excellent home for a variety of purchasers. The living space is comfortable and well planned with a modern kitchen fitted with a range of, and space for, integrated appliances, accessed from the living dining room. The living room has direct access to a fully enclosed rear garden with patio, lawn and gate to single lock up garage. On the upper floor are two good sized double bedrooms, with the rear room boasting views over to Fife and the bridges, and the family bathroom with large vanity sink unit and mains shower over bath completes the accommodation. Further benefits on offer include gas central heating, double glazing and fantastic storage throughout including Ramsay ladder access to a mostly floored attic.

- Entrance hallway with under-stair cloaks storage
- Bright living/dining room
- Modern fitted kitchen with direct access to enclosed rear garden
- Two double bedrooms
- Bathroom with mains shower over bath
- Gas central heating and double glazing
- Fantastic storage throughout
- Ramsay ladder access to mostly floored attic
- Private front and fully enclosed rear garden with gate access to single lock up garage

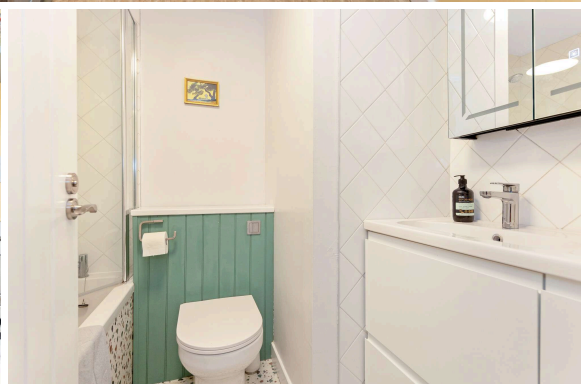
Council Tax C, Energy Rating D

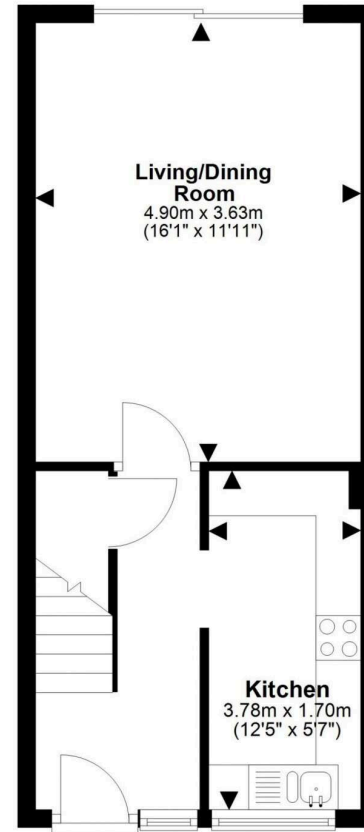
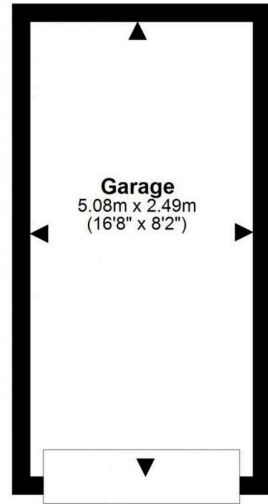
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



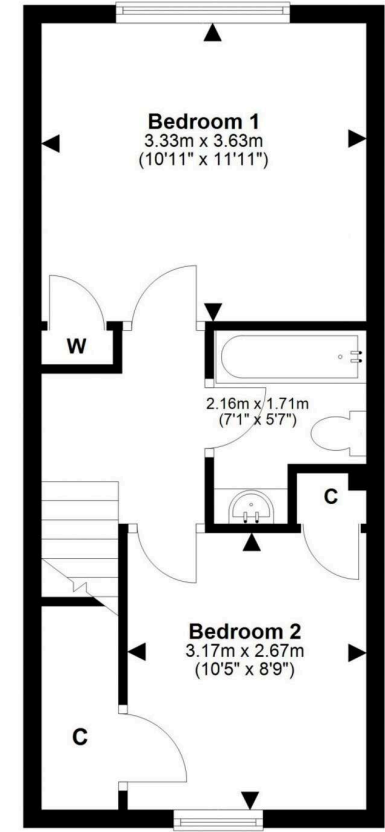
All fixtures, fittings, integrated kitchen appliances, free standing washer-dryer, custom-made curtains and Roman blinds will be including in the sale.

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.





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.