

campbell
smith

13 Baberton Mains Rise,
Edinburgh,
EH14 3HG



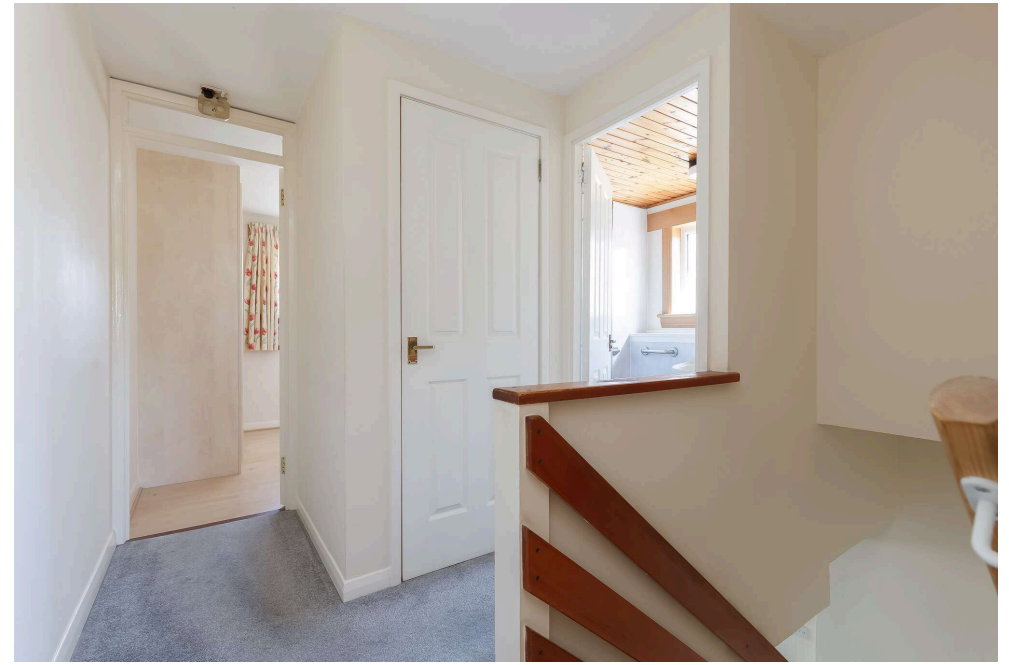
- Extended semi detached villa offering great potential
- Sitting/dining room
- Kitchen
- Conservatory
- 2 bedrooms
- Shower room
- GCH/DG
- Rear garden
- Double width front driveway

Offers Over : £205,000









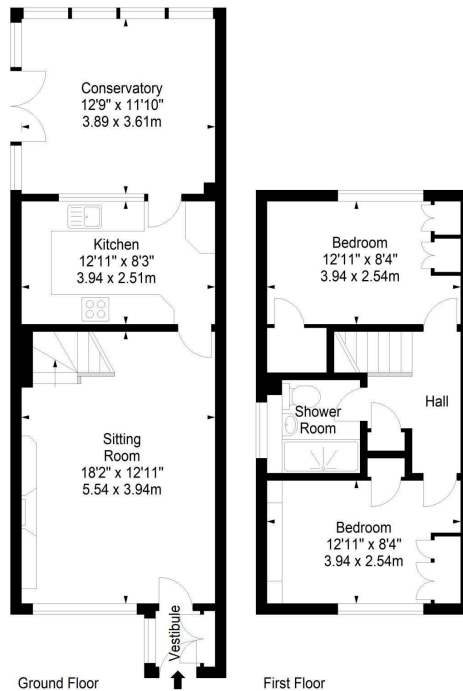




Baberton Mains Rise,
Edinburgh,
Midlothian, EH14 3HG



Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M
For identification only. Not to scale.
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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The curtains, blinds, fitted carpets & white goods in the kitchen are included. No warranty is given regarding the services, systems or any appliances



Buses

Baberton Mains Dell - 33, N30.
Westside Plaza - 3, 18, 20, 21, 33, X40



Shops

Westburn Scotmid, Westside Plaza,
Cyle shopping centre, Hermiston Gait



Schools

Juniper Green PS, St Cuthbert's RC PS,
Currie Community HS, St Augustine's
RC High



Parking

Double width front driveway



Council Tax Band - D



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.