

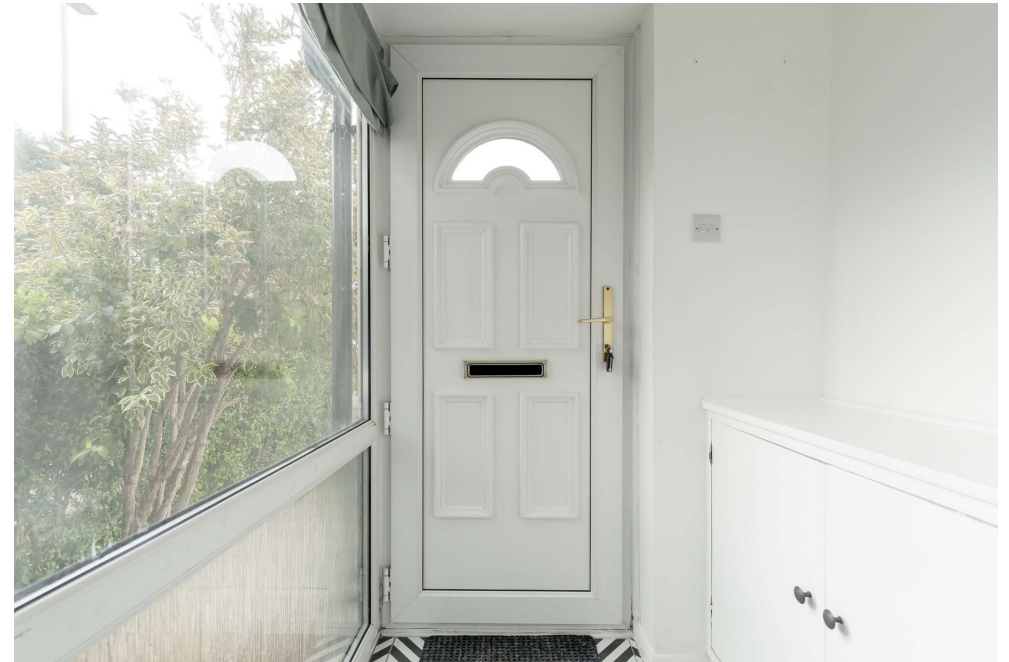
campbell
smith

37 Baberton Mains
Crescent,
Edinburgh,
EH14 3DY

- Excellent contemporary styled end terraced villa
- Cul de sac setting with open green at end of street
- Entrance porch
- Sitting/dining room
- Stylish kitchen with white goods included
- 2 double bedrooms
- Lovely bathroom with shower over bath
- GCH/DG
- Front garden with sheltered patio
- Enclosed rear garden
- Single garage

Fixed Price : £235,000

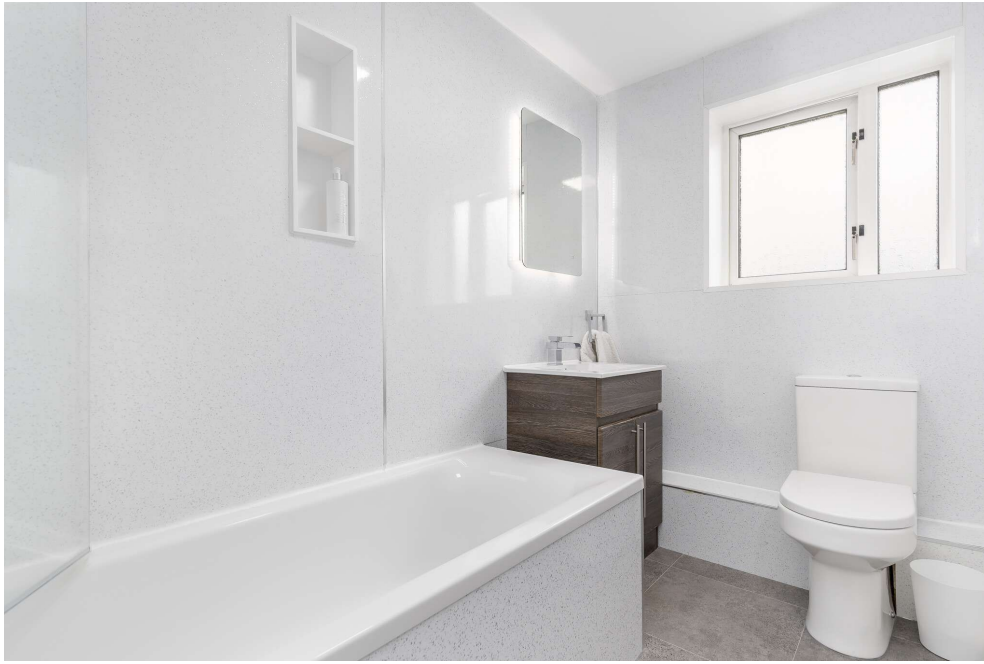








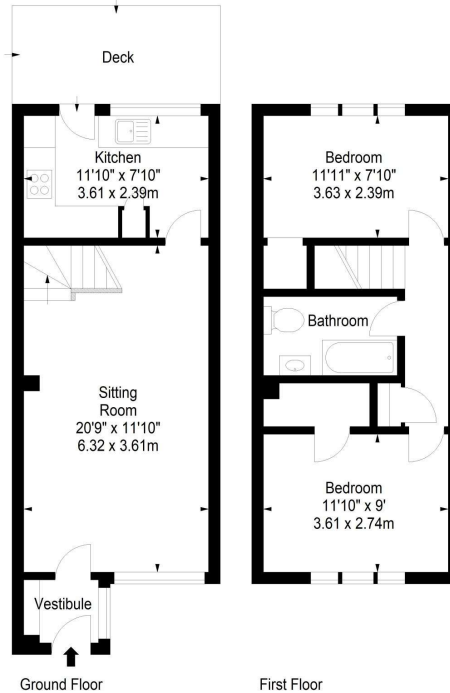




**Baberton Mains Crescent,
Edinburgh,
Midlothian, EH14 3DY**



Approx. Gross Internal Area
703 Sq Ft - 65.31 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Extras
The blinds, fitted carpets & white goods
in the kitchen are included



Buses
Baberton Mains Drive - 33, N30



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
Single garage



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.



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