



**2 Baberton Mains Hill,
Baberton, Edinburgh, EH14 3DT**

CALL US ON 0131 447 4747

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**For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747**

- Reception hall with understairs storage.
- Good sized double bedroom on ground level.
- Home office/study.
- Contemporary fitted wet room.
- Attractive fitted kitchen with integrated appliances, breakfast bar & small, fitted bar.
- Open plan to superb living room/dining room with patio doors to rear garden.
- Utility room off with washing machine & tumble dryer.
- Upper landing with storage & access to attic.
- Well-presented master bedroom with built-in mirrored wardrobes & en-suite bathroom with shower.
- Two further double bedrooms - one with fitted storage.
- Beautifully presented shower room with walk-in shower.
- Monobloc driveway to front.
- Fantastic, enclosed garden to rear with decking area.
- Gas central heating.
- Double glazing.
- External water taps to front & rear.
- Double exterior electric point to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A stunning, extended semi-detached villa situated within the popular Baberton district of the city, a short journey to the southwest of Edinburgh City Centre. The property is brought to the marketplace in move-in condition and is close to an excellent range of local amenities and an ideal catchment area for schools. A perfect family home in a great location,

COUNCIL TAX BAND	D.
TRAIN STATION	APPROXIMATELY 0.8 MILES TO WESTER HAILES TRAIN STATION.
AIRPORT	APPROXIMATELY 5.5 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

LOCATION

Baberton is a popular residential area located to the south-west of the city centre. There is a range of local amenities at nearby Juniper Green, with further shopping facilities at The Gyle, Hermiston Gate and Sighthill. Leisure facilities included a multi-screen cinema at Westside Centre, Baberton Golf course, and numerous walking opportunities along the Water of Leith and the Pentland Hills. The local schooling is well regarded and includes both primary and secondary schools including Juniper Green Primary and Currie High while further education is available at the Heriot Watt campus at Riccarton and Napier University at both Sighthill and Craiglockhart. Baberton is well served by both the Lanark Road and the City Bypass, allowing easy access into the City Centre as well as to the International Airport and wider road network of central Scotland.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED SIEMENS HOB, DOUBLE OVEN, COOKER HOOD, FULL SIZED FRIDGE, & FREEZER, SAMSUNG FREESTANDING WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE GARDEN STORAGE UNIT IN REAR GARDEN, GARDEN SHED, SOME GARDEN FURNITURE AND BREAKFAST BAR STOOLS WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.









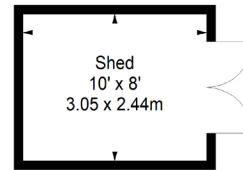
**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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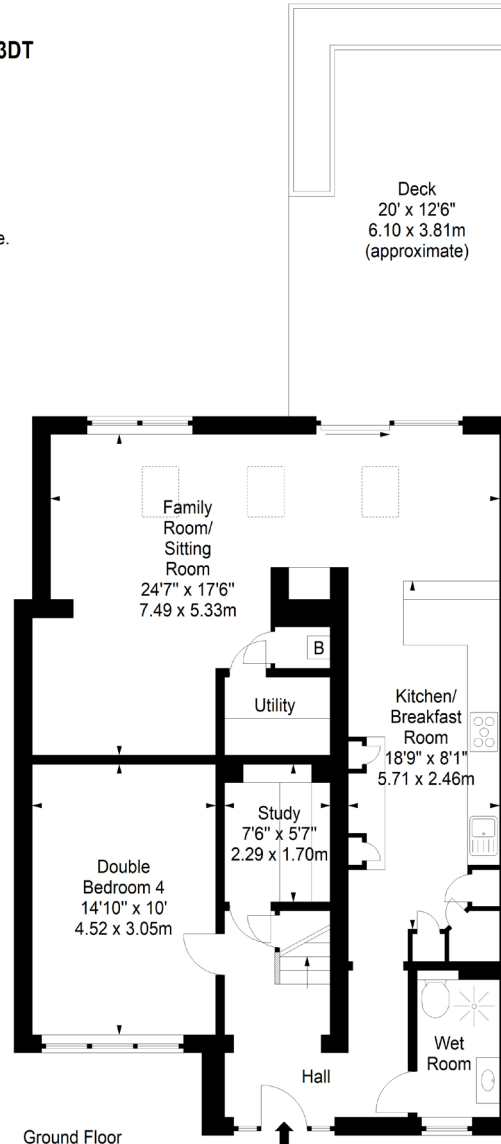


Approx. Gross Internal Area
1476 Sq Ft - 137.12 Sq M
Shed
Approx. Gross Internal Area
80 Sq Ft - 7.43 Sq M
For identification only. Not to scale.
© SquareFoot 2026

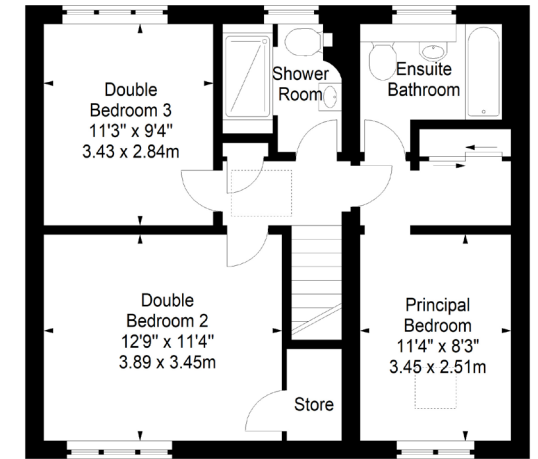
Deck
20' x 12'6"
6.10 x 3.81m
(approximate)



Ground Floor



Ground Floor



First Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.