



8 Baberton Mains Avenue, Edinburgh, EH14 3EQ

*Bright and spacious two-bedroom semi-detached villa with gardens, driveway and garage*

URQUHARTS  
EDINBURGH



## DESCRIPTION

8 Baberton Mains Avenue is a bright and spacious two-bedroom semi-detached villa, situated on a generous corner plot with garden grounds surrounding, driveway and garage set within a quiet cul-de-sac development in the popular Baberton area. The location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance hall with study / office (which could be converted to a downstairs WC); open plan living room / dining room with gas fire and dual aspect outlook over the front and rear gardens, leading to the kitchen; fitted kitchen with wall & base units and door to the rear garden; two good-sized double bedrooms; and a modern shower room with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two bedrooms. Shower room.

Gas central heating. Double Glazing. Well-maintained front, side and rear gardens with patio area, mature borders and garden shed. Driveway and single car garage to the rear.



## LOCATION

Baberton is situated to the south-west of the city centre, adjacent to Juniper Green. Transport links are excellent with the City Bypass being easily accessed, linking with Edinburgh International Airport, the Forth Road Bridge, and the main motorway networks. Regular buses run to and from the city centre, and there is a rail station at nearby Wester Hailes. The area has good shopping facilities at Hermiston Gate and The Gyle and nearby Juniper Green and Colinton Village has local shops and a variety of restaurants and cafes for everyday needs. Large supermarkets nearby are Tesco, Sainsbury's and Morrison's. Recreational facilities nearby include a Cinema Complex, Baberton Golf Course, Juniper Green Bowling club,



Bloomiehall park and the Pentland Hills. Catchment schools are Juniper Green Primary School and Currie High which also runs recreational classes, and St Cuthbert's RC Primary and St Augustine's RC High school.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, wardrobes and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category C  
Tenure Freehold

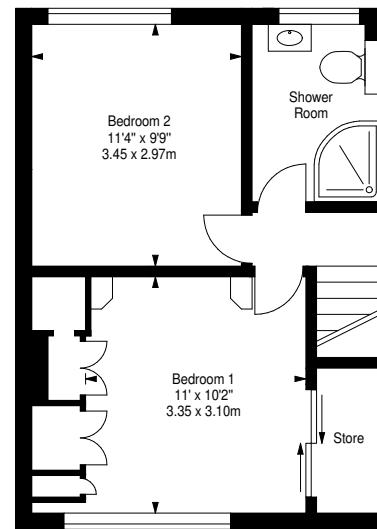
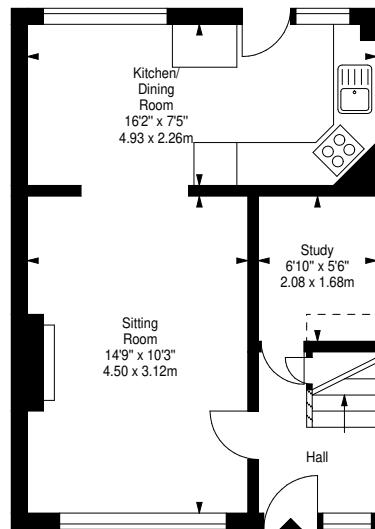
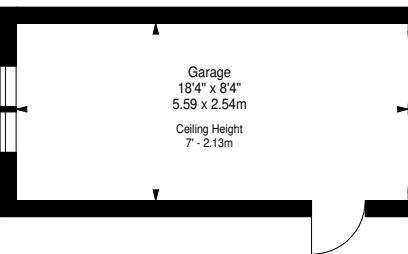


8 Baberton Mains Avenue,  
Edinburgh,  
Midlothian, EH14 3EQ



Approx. Gross Internal Area  
740 Sq Ft - 68.75 Sq M  
Garage  
Approx. Gross Internal Area  
151 Sq Ft - 14.03 Sq M  
For identification only. Not to scale.  
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Key :  
DW - Door Width  
DH - Door Height



#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).