



Offers Over  
**£310,000**

## 3 Baberton Mains Wood

Baberton | Edinburgh | EH14 3DU

An excellent opportunity has arisen to purchase this bright and spacious 3 bedroom semi-detached villa commanding a corner plot with gardens to the front, side and rear together with a driveway and single garage. Quietly positioned within a pleasant cul-de-sac setting in the sought after Baberton district of the city, within easy access of excellent amenities and transport links with the local primary school within walking distance.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom & WC apartment
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – C
-  Council Tax Band - E



## Description

The property shall undoubtedly appeal to the professionals or growing families alike and offers a convenient location for work and leisure pursuits. The sizeable home enjoys good natural light throughout and comprises entrance hallway with under stair cupboard and a handy two piece WC apartment. There is a front-facing reception room with French doors leading to the diningroom, enjoying a peaceful setting to the rear of the property. The kitchen, which can be accessed from both the hall and diningroom is fitted with ample wall and base units with built-in gas hob, electric oven and hood with further appliances included if desired. Access is provided to the garden from the kitchen. A carpeted staircase leads to the upper landing which in turn leads to the three generously proportioned double bedrooms, all with built-in storage and the family bathroom comprising of a white three piece suite with electric shower over bath. In addition there is an attic with Ramsay ladders and further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven and hood and integrated fridge freezer. The free standing washing machine and dishwasher can also be included if desired. Please note no warranty will be given in respect of the built-in and free-standing appliances and shall be sold as seen.

## Externally

The property is set of a corner plot with gardens to the front, side and rear of the property. Located to the side is a driveway and single garage.

## Viewing

By appointment with Neilsons on 0131 625 2222.





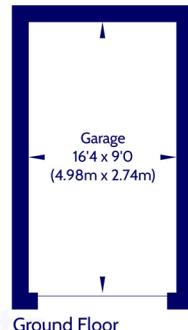
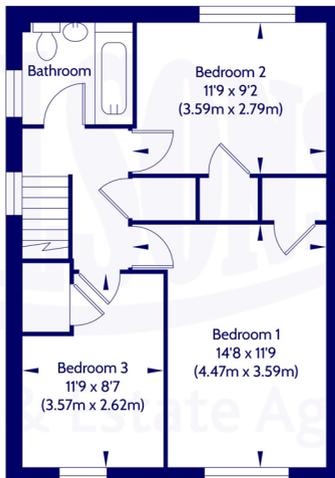
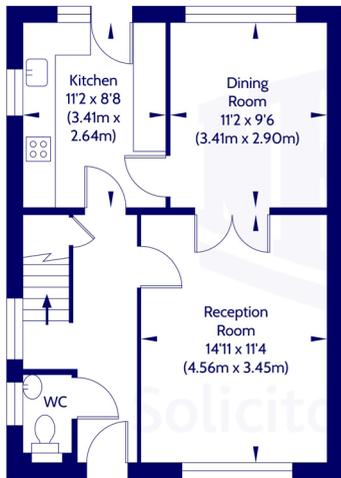
## Location

Baberton is a sought-after residential district lying to the southwest of the city centre. There are local shops available within the vicinity and a further range available in nearby Colinton Village and Juniper Green. The property is within easy reach of the Gyle Shopping Centre and Hermiston Gait, both providing a more extensive range of shopping outlets. The area is well served by frequent public transport serving the City Centre and surrounding areas. Good schooling at all levels can be found locally. There are a fabulous variety of delightful outside spaces and leisure facilities close at hand including the neighbouring Baberton Golf Club, Spylaw Public Park and Colinton Dell where walking and cycling can be enjoyed through spectacular mature woodland.





Approx. Gross Internal Floor Area 92 Sq M / 986 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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