



FOR SALE
REMAX
ESTATES
Carol Linton
07089 352 130
07089 352 131

7 Baberton Mains Crescent, Edinburgh
Offers Over £329,000



7 Baberton Mains Crescent

Edinburgh

Modern three bedroom link-detached home in Baberton, Edinburgh. Features open-plan living, stylish shower room, enclosed garden, driveway, and excellent local amenities and transport links.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

The entrance hall provides direct access to the lounge and the upper level via the staircase. It features a radiator, a central ceiling light, and fitted carpet flooring, creating a warm and welcoming transition into the home.

Lounge

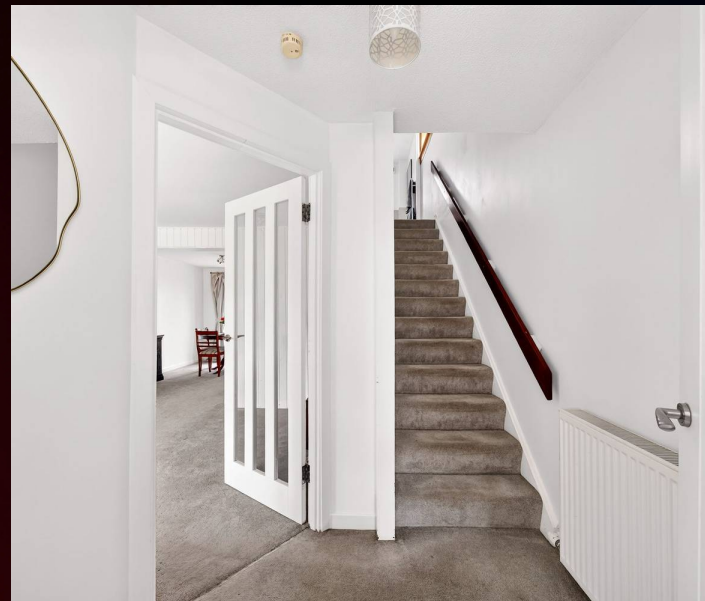
13' 5" x 13' 0" (4.08m x 3.96m)

The spacious, open-plan lounge is a bright and welcoming living area, offering an airy feel thanks to the large front-facing window, which fills the room with natural light. Finished with fitted carpet flooring and a central ceiling light, the lounge flows seamlessly into the dining area and onwards to the kitchen, creating an ideal layout for both everyday family living and entertaining.

Kitchen

11' 5" x 8' 4" (3.49m x 2.55m)

The well-equipped kitchen is both practical and bright, benefiting from a side-facing window and a glazed rear door with a side panel, allowing an abundance of natural light to fill the space. Fitted with vinyl flooring and recessed spotlights, the kitchen features a stainless steel sink with drainer and a modern mixer tap. There is an excellent range of worktop space and storage cupboards, providing plenty of room for food preparation and everyday storage. A freestanding fridge, freezer, dishwasher, and washing machine are all included in the sale and are being gifted by the current owner.



Stairs & Landing

The staircase leads to a bright and spacious landing, enhanced by a side-facing window that allows natural light to flood the area. The landing features fitted carpet flooring, a central ceiling light, and a generously sized storage cupboard, providing excellent additional storage. From here, there is access to all three bedrooms, the family bathroom, and the attic space.



Bedroom One

13' 0" x 8' 5" (3.95m x 2.57m)

The generously proportioned primary bedroom is a bright and inviting space, featuring a large front-facing window that allows plenty of natural light to flood the room. The bedroom is finished with fitted carpet flooring, a central ceiling light, and a radiator for comfort. A wall of large, fitted double wardrobes provides excellent storage, making this a practical and well-appointed principal bedroom.

Bedroom Two

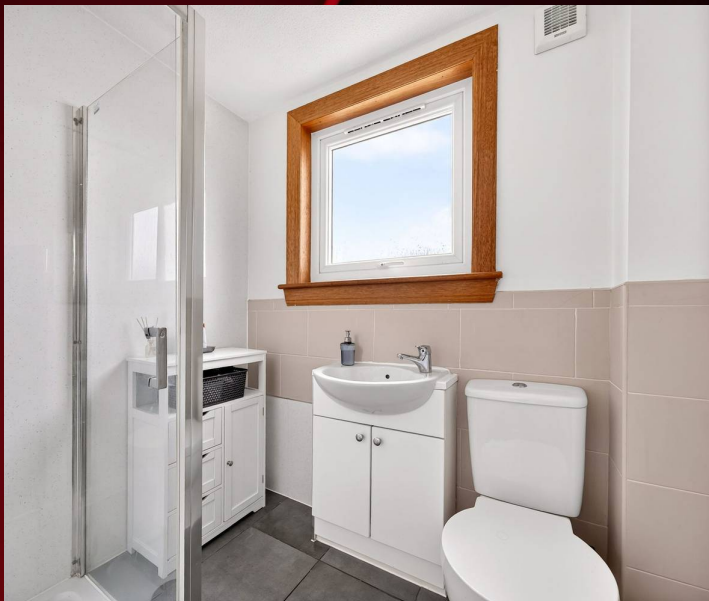
9' 7" x 9' 4" (2.93m x 2.84m)

The generously sized second bedroom is a bright and comfortable space, benefiting from a rear-facing window that provides plenty of natural light. The room is finished with fitted carpet flooring and features a radiator, a central ceiling light, and ample space for wardrobes and additional bedroom furniture, making it ideal as a guest room, children's bedroom.

Bedroom Three

10' 4" x 7' 8" (3.14m x 2.34m)

The third bedroom is a versatile room that would make an excellent single bedroom, home office, or nursery. Benefiting from a front-facing window, the room enjoys plenty of natural light and is finished with fitted carpet flooring, a radiator, and a central ceiling light. A large built-in storage cupboard provides excellent additional storage, enhancing the room's practicality.



Shower Room

6' 7" x 5' 5" (2.01m x 1.65m)

The contemporary shower room is stylishly presented and well appointed, featuring a rear-facing opaque window that provides natural light while maintaining privacy. It is fitted with a walk-in glass shower enclosure with a sliding door and a mains-fed shower, along with a WC and a wash hand basin with a modern mixer tap. The room also benefits from a chrome heated towel rail, tiled flooring, tiled splashbacks, and attractive wet wall panelling.





vestibule

8' 0" x 5' 3" (2.45m x 1.60m)

The property benefits from a bright, welcoming vestibule with a front-facing window and a glazed front door with a side panel, allowing plenty of natural light to flood the space. There is a useful storage cupboard, ideal for coats, jackets, and shoes. The hallway is finished with laminate flooring and a central ceiling light, creating a practical and inviting first impression.

Dining Area

This lovely open-plan living space flows seamlessly from the lounge into the kitchen, creating a bright and welcoming heart of the home. The spacious dining area offers plenty of room for a large table and chairs, making it perfect for family meals and entertaining. French doors open out onto the rear garden, flooding the room with natural light and enhancing the wonderful sense of space.





REAR GARDEN

The property benefits from a generously sized, fully enclosed rear garden, offering a private and attractive outdoor space. The garden features a lovely lawn area complemented by mature shrubs and established trees, along with a spacious patio area ideal for outdoor dining and entertaining. Further benefits include newly installed fence panelling, an outdoor water tap, and exterior lighting. Two useful storage units are also included and will be gifted by the current owners, providing excellent additional storage.

GARAGE

Single Garage

The garage is a useful addition to the property, featuring an up-and-over door, power supply, and an internal door providing convenient access to the rear garden. Offering excellent practicality, it is ideal for secure parking, storage, or a variety of additional uses.

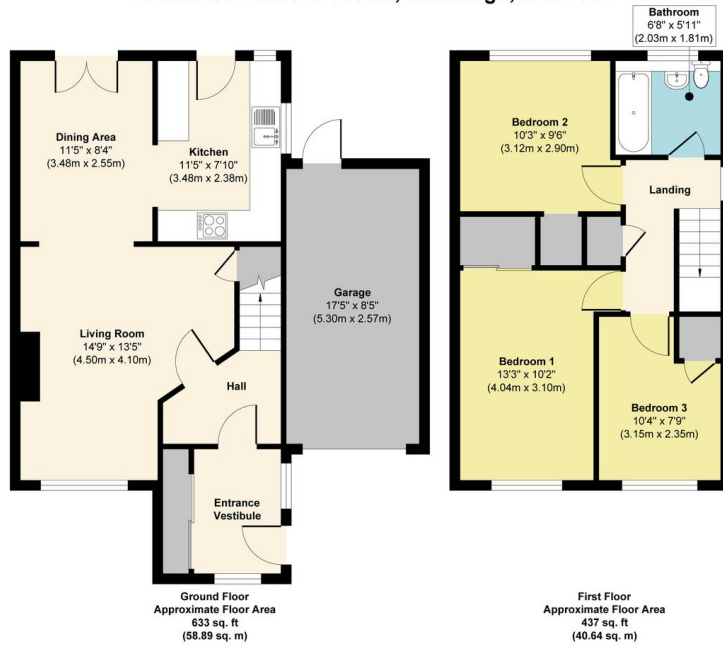
DRIVEWAY

2 Parking Spaces

The property benefits from a low-maintenance monoblock driveway located at the front of the home, providing generous off-street parking for several vehicles. The driveway is complemented by a mature hedgerow, offering additional privacy and an attractive approach to the property. A modern electric vehicle charging point is also installed, adding further convenience for today's lifestyle.



7 Baberton Mains Crescent, Edinburgh, EH14 3DY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	75

England, Scotland & Wales



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

