

5 Baberton Mains Wood

Baberton, Edinburgh, EH14 3DU



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Nestled on a quiet cul-de-sac

This outstanding four-bedroom semi-detached house has a desirable setting in popular Baberton, positioned close to the local golf club and lots of idyllic parks. Ideal for families, it offers easy access to Edinburgh's green belt and the Pentland Hills whilst being under 20 minutes by car from the city centre. Furthermore, the home is beautifully presented throughout with a careful eye for detail, the spacious rooms enjoying contemporary styling and high-quality finishings. It features an ultra-modern breakfasting kitchen with open-plan reception space, a handy study, and a striking four-piece family bathroom, alongside an en-suite and a WC (which was newly fitted with the bathroom just over one year ago). Private parking for two cars and a family-friendly rear garden complete this exceptional property.

General Features

- Large semi-detached house with stylish interiors
- Prime cul-de-sac setting in sought-after Baberton
- Elegant interior design and high-quality finishings

Accommodation Features

- Bright vestibule and hall with storage and a WC
- Spacious living room with a modern fireplace
- High-spec, open-plan kitchen/family/dining room
- Separate utility room with access to the garage
- Landing with an airing cupboard and attic access
- Four double bedrooms (one with built-in wardrobe)
- Versatile study for home working or creative use
- En-suite shower room with a three-piece suite
- Stylish family bathroom with a four-piece suite
- Gas central heating and double-glazed windows

Exterior Features

- Front lawn and enclosed, landscaped rear garden
- Private monoblock driveway and integral garage

Entering the home, a strong first impression is immediately established thanks to a bright vestibule and hall, defined by elegant styling. Understairs storage ensures a clutter-free entrance, while a WC adds further convenience.

Step inside a stylish Family home

Sophisticated

living room with space and style



The living room is expertly styled, featuring a wood-style floor alongside white walls topped in a bold yellow with a matching ceiling. It is an exquisite combination that is further enhanced by a modern fireplace and a vertical radiator that complements the neat lines of the décor. This room has a generous footprint too, which is bathed in natural light from an oversized picture window. Altogether, it provides space and style.



The living room is bathed in
natural light



Open-plan kitchen, family & dining room

The open-plan kitchen, family and dining room spans the entire breadth of the property, providing ample space for lounge furniture and a table and chairs – the ultimate setup for every occasion.



“...creating a seamless indoor-outdoor flow...”

It also extends out onto the garden patio, creating a seamless indoor-outdoor flow for summer entertaining. Furthermore, it enjoys sophisticated décor and an engineered oak herringbone floor.





High-spec kitchen

and an ultra-modern design

The kitchen itself has an ultra-modern design as well, incorporating handle-less cabinetry in white and quartz worktops with a three-person breakfast bar return. Premium splashback tiles complement the colour scheme, as integrated appliances seal the sleek aesthetic (oven, induction hob, concealed extractor, fitted microwave, fridge/freezer, and dishwasher). An instant boiling water Quooker tap and a separate utility room bring further practicality, the latter also providing access to an integral garage.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a tumble dryer to be included in the sale.





Bedrooms



Ensuring flexible space to live and grow

Set on the first floor, the four double bedrooms benefit from brand-new carpets and on-trend styling, many with tasteful accent walls. The second bedroom has the advantage of a built-in wardrobe, whereas bedrooms three and four provide homeowners with flexible space to live and

grow. In addition, there is a freshly painted study for working from home or creative use, such as a children's playroom. The first-floor landing also provides an airing cupboard and attic access for further storage.

The first-floor landing

provides a an airing cupboard & attic access for further storage





The principal suite has the largest footprint, as well as a three-piece en-suite shower room that is tiled.



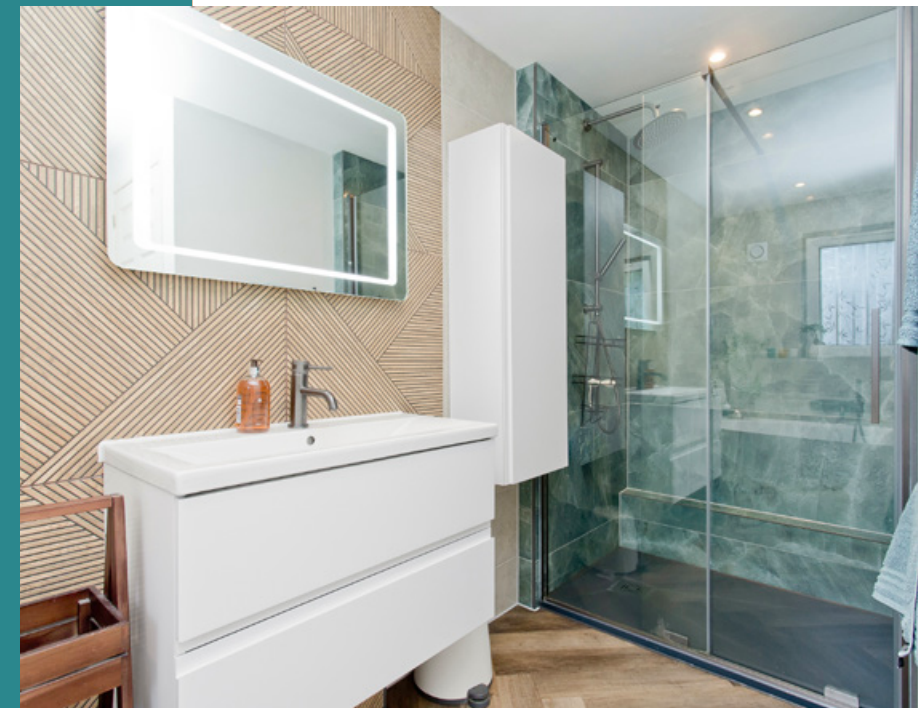
The principal suite



Bathrooms

stylish contemporary designs

In addition to the WC and en-suite, there is a first-floor bathroom which has a stylish contemporary design and four-piece suite, offering families convenience and luxury. It features a hidden-cistern toilet, a storage-set washbasin below an illuminated mirror, a deep-soak (double-ended) designer stone bath with a handheld shower and a matte finish, and a double-sized walk-in shower enclosure with a drenching rainfall showerhead.



For year-round comfort, the property is equipped with gas central heating and double-glazed windows.



Landscaped garden

designed for families

The home's rear garden is excellent for families, coming fully enclosed by a high fence and backed by a mature tree line for privacy. It is professionally landscaped too. Starting with a neat patio area that leads up to a central lawn and then to a timber deck, it ensures plenty of space for children and for lounging and dining in the sun. A stretch of lawn to the front adds further kerb appeal, while a monoblock driveway and integral garage provide off-street parking.



“...a neat patio area that leads up to a central lawn and then to a timber deck...”



Property Name

5 Baberton Mains Wood

Location

Baberton, EH14 3DU

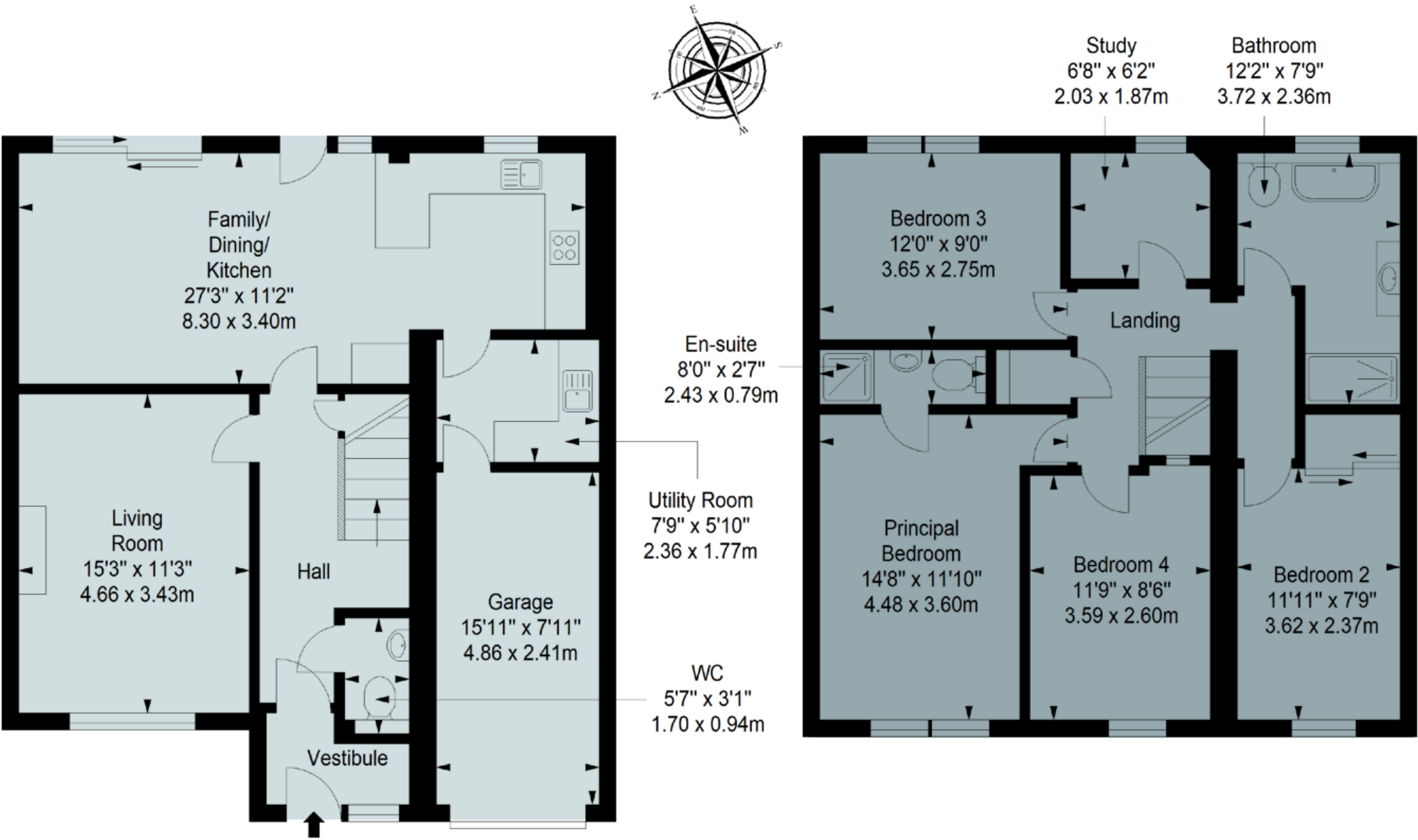
Approximate total area:

148 sq. metres (1593.1sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- First Floor

EPC Rating - C
Council Tax Band - F
Home Report Value - £440,000





Baberton

Edinburgh

a leafy retreat for families and young professionals

Positioned approximately six miles southwest of the city centre and hugged by the Edinburgh Green Belt, the popular suburb of Baberton offers a leafy retreat for families and young professionals, with easy access to the attractions of the capital. A predominantly residential area, Baberton is served by good local services and amenities, ranging from a selection of supermarkets and leisure facilities (including a multi-screen cinema and a state-of-the-art gym) at Westside Plaza in neighbouring Wester Hailes to a more traditional village shopping experience in Juniper Green. Also just a short drive away, the Gyle Shopping Centre is home to an extensive range of high-street stores, supermarkets, as well as a selection of family restaurants. Residents of Baberton are also spoiled for choice when it comes to outdoor pursuits, including golfing at Kingsknowe and Swanston golf clubs, or hiking, mountain biking and snow sports in the Pentland Hills Regional Park. Baberton is within the catchment area for excellent local schools, at nursery, primary and secondary level, and served by bus links travelling across the city, as well as frequent rail services between Edinburgh and Glasgow from Wester Hailes station. Baberton is also just a few minutes' drive from Edinburgh City Bypass, offering convenient access to Edinburgh International Airport and the M8/M9 motorway network.



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