

campbell
smith

48 Baberton Mains Rise,
Edinburgh,
EH14 3HG



- Beautifully presented main door lower villa flat
- Move in condition
- Sitting/dining room
- Stylish kitchen
- Double bedroom with built-in mirror wardrobes
- Attractive shower room
- GCH/DG
- Lovely enclosed south facing rear garden
- Easily maintained front garden
- Allocated parking space

Offers Over : £175,000



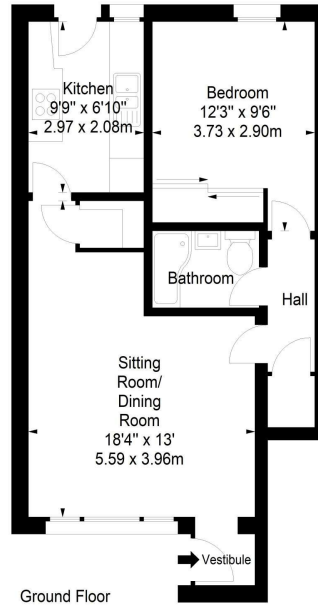




**Baberton Mains Rise,
Edinburgh,
Midlothian, EH14 3HG**



Approx. Gross Internal Area
481 Sq Ft - 44.68 Sq M
For identification only. Not to scale.
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Extras

The curtains, blinds, white goods in the kitchen and shed are included. The furniture is available. No warranty is given regarding the services, systems or any appliances



Buses

Baberton Mains Hill - 33. Westside Plaza - 3, 18, 20, 21, 33, X40



Shops

Westburn Scotmid, Westside Plaza, Cyle shopping centre, Hermiston Gait



Schools

Juniper Green PS, St Cuthbert's RC PS, Currie Community HS, St Augustine's RC High



Parking

Allocated parking space



Council Tax Band - B



EPC - C



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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