



6 Baberton Mains Grove, Edinburgh, EH14 3DB

Ideally situated three-bedroom semi-detached villa offering excellent potential for modernisation and upgrading, with generous private gardens, driveway and garage. Benefiting from gas central heating and double glazing, the property provides spacious accommodation and significant scope for extension, subject to the necessary consents, making it an ideal opportunity for a range of buyers.

The accommodation comprises:

- Entrance hallway with staircase leading to the upper level
- Bright front-facing living room with large picture window overlooking the front garden, open-plan to the rear dining room
- Fitted kitchen incorporating a range of wall and base units, laminate worktops with inset sink, and appliances including gas hob, oven, washing machine, fridge and freezer
- Upper landing with shelved storage cupboard and hatch providing access to the loft space
- Family bathroom fitted with bath, pedestal wash hand basin and WC
- Rear-facing double bedroom featuring an airing cupboard housing the hot water cylinder
- Spacious principal double bedroom positioned to the front of the property
- Further well-proportioned third bedroom, ideal as a child's bedroom, guest room or home office



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

Baberton is a popular residential district situated on the south-western edge of Edinburgh, offering an excellent balance of suburban living and convenient access to the city centre. A wide range of shopping facilities is available nearby, including Lidl at Westside Plaza, The Gyle Shopping Centre, Hermiston Gait Retail Park, and local amenities within nearby Juniper Green. The property lies within the catchment areas for the well-regarded Juniper Green Primary School and Currie High School. Excellent leisure and recreational facilities are close at hand, including a multi-screen cinema at Westside Plaza and the nearby Baberton and Kingsknowe golf courses. The area is particularly well placed for commuting to the west of Edinburgh, Edinburgh Airport, and both Napier University and Heriot-Watt University.

Exterior

The property enjoys extensive private garden grounds with excellent potential for extension, subject to the appropriate planning permissions. There are private front and rear gardens both of which are landscaped but are slightly overgrown and would benefit from some maintenance. The driveway to the side provides off-street parking and leads to the single garage.

Extras

All fitted floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale. As the property has been unoccupied for a period of time, the services clause under the Scottish Standard Clauses (Edition 6) will be excluded. No warranty will be given for the working order of the appliances and the property is sold as seen.

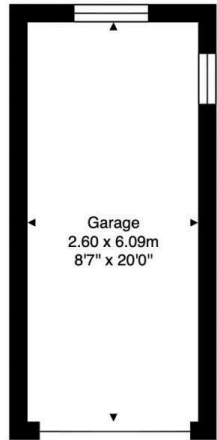
Council tax - Band E



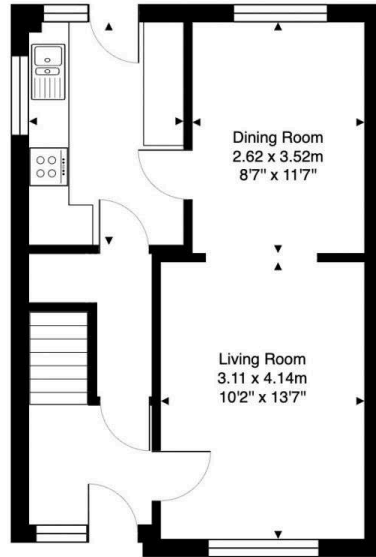




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Kitchen
2.36 x 3.39m
7'9" x 11'2"

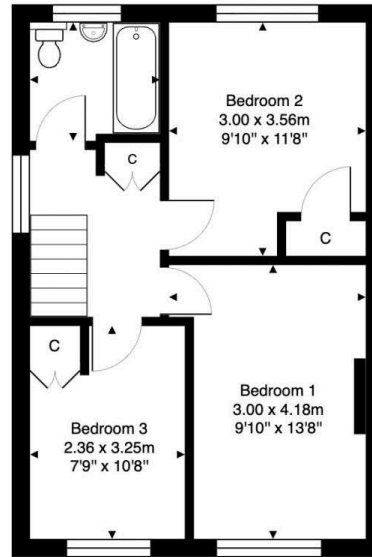


Dining Room
2.62 x 3.52m
8'7" x 11'7"

Living Room
3.11 x 4.14m
10'2" x 13'7"

Second Floor

Bathroom
1.98 x 1.80m
6'6" x 5'11"



Bedroom 2
3.00 x 3.56m
9'10" x 11'8"

Bedroom 1
3.00 x 4.18m
9'10" x 13'8"

Bedroom 3
2.36 x 3.25m
7'9" x 10'8"

First Floor



Total Area: 80.2 m² ... 863 ft² (excluding garage)

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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