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Offers Over

**£390,000**

# 15 Baberton Mains Bank

Baberton | Edinburgh | EH14 3ED

An immaculately presented three bedroom detached villa, set on a prime plot near the end of a peaceful cul-de-sac in the ever popular Baberton district. Close to local amenities, transport links, schooling and green spaces, and offering bright, well proportioned accommodation, this appealing home is complemented by generous gardens and a garage, creating an ideal setting for family living.

-  2 public rooms
-  3 bedrooms
-  1 bathroom plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - E



## Description

On the ground floor there is a welcoming porch which leads into a bright entrance hall complete with useful under stair storage and handy WC. To your right is a good size lounge with an electric fire, which then flows seamlessly into the dining room which has sliding doors to the garden, creating a versatile space for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units with co-ordinated worktops and tiled splashbacks, and also provides access to the rear garden.

Moving to the first floor you will find the principal bedroom with fitted wardrobes and cupboards, bedroom two with a built in wardrobe, bedroom three with storage, and a contemporary fully tiled shower room with a crisp white suite, heated towel rail and walk in cubicle. A ramsay ladder provides access to a partially floored attic with light. The property also benefits from gas central heating and double glazing.





## Extras

Included in the sale will be the gas hob and electric oven, tumble dryer, integrated fridge/freezer, dishwasher and washing machine, wardrobes in bedroom three, and the garden sheds – one of which has power and light.

## Gardens and Parking

Welcoming you to the property is a neatly maintained front garden laid to lawn and to the rear, a fully enclosed garden bordered by hedges offers a peaceful and private setting, with a lawn and patio providing an ideal space for outdoor dining and a safe place for children and pets to play. A garage with an up and over door, light, and power adds practical convenience, while the long driveway provides parking for several cars.

## Viewing

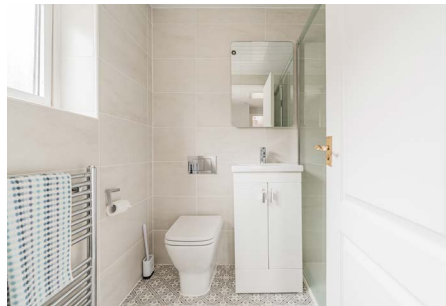
By appointment through Neilsons (0131 625 2222).





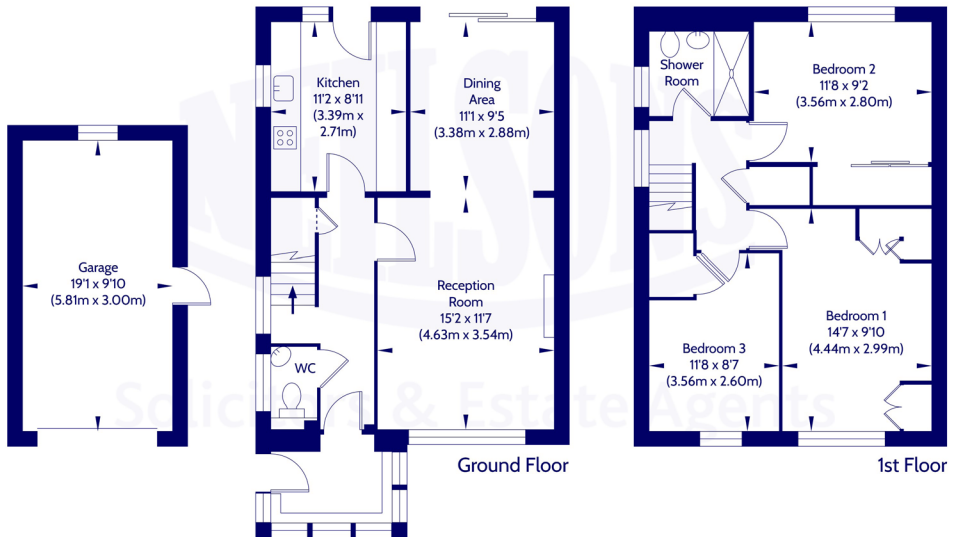
## Location

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 97 Sq M / 1038 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.



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