



**15 Baberton Mains Park,
Baberton, Edinburgh, EH14 3DX**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Cloakroom/WC.
- Good-sized living room with feature fire.
- Open plan to dining room.
- Fitted kitchen with appliances & access to rear garden.
- Upper landing with storage & access to large attic storage space.
- Two generously proportioned double bedrooms both with fitted storage.
- Single bedroom with storage.
- Bathroom with shower.
- Large unconverted attic storage space.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Long driveway leading to garage.
- Extensive southwest facing rear garden.
- Unrestricted on street parking.
- Potential to extend to side, rear & into attic subject to the usual planning consents



GENERAL DESCRIPTION

A semi-detached villa situated within the proper and much sought after Baberton district of the city and a short journey through the south-west Edinburgh City Centre. The property is close to an excellent range of local amenities and would make an ideal family home in a great location. It may need some modernisation and decoration for the property offers excellent potential and is on an excellent corner position.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.2 MILES TO WESTER HAILES TRAIN STATION.
APPROXIMATELY 5.6 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

Baberton is a popular residential area located to the south-west of the city centre. There is a range of local amenities at nearby Juniper Green, with further shopping facilities at The Gyle, Hermiston Gate and Sighthill. Leisure facilities included a multi-screen cinema at Westside Centre, Baberton Golf course, and numerous walking opportunities along the Water of Leith and the Pentland Hills. The local schooling is well regarded and includes both primary and secondary schools including Juniper Green Primary and Currie High while further education is available at the Heriot Watt campus at Riccarton and Napier University at both Sighthill and Craiglockhart. Baberton is well served by both the Lanark Road and the City Bypass, allowing easy access into the City Centre as well as to the International Airport and wider road network of central Scotland.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE GARDEN SHED AND GREENHOUSE WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.





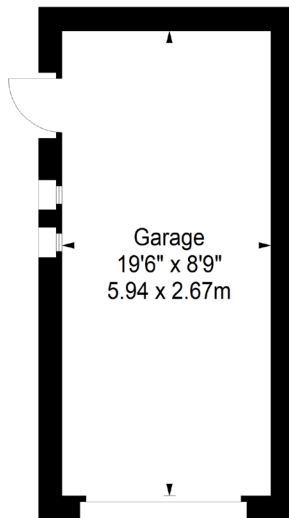
**Baberton Mains Park,
Edinburgh,
Midlothian, EH14 3DX**



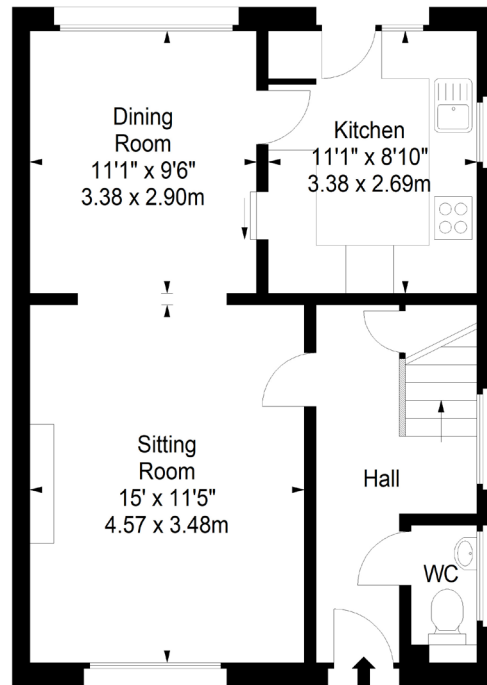
Approx. Gross Internal Area
994 Sq Ft - 92.34 Sq M
Garage
Approx. Gross Internal Area
171 Sq Ft - 15.89 Sq M
For identification only. Not to scale.
© SquareFoot 2026



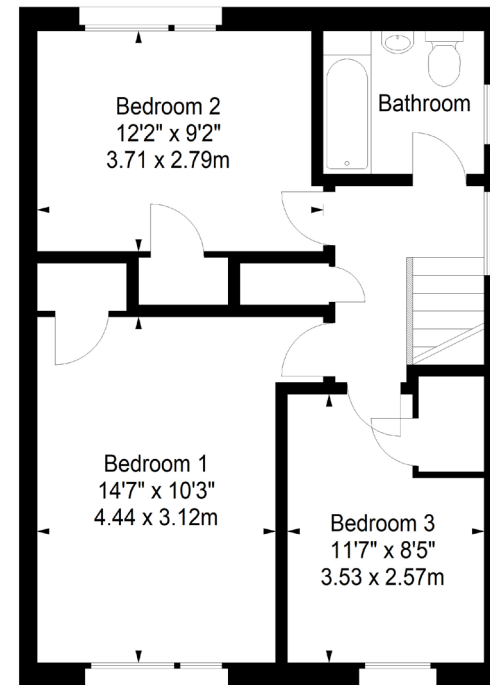
**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor



Ground Floor



First Floor

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.