



135 Baberton Mains Drive
BABERTON | EDINBURGH | EH14 3EA

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Nestled on a quiet street in the heart of Baberton, moments from excellent amenities, quick transport links, first rate schools and vast open green spaces is this immaculately presented semi-detached house. Boasting a long driveway, garage, front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

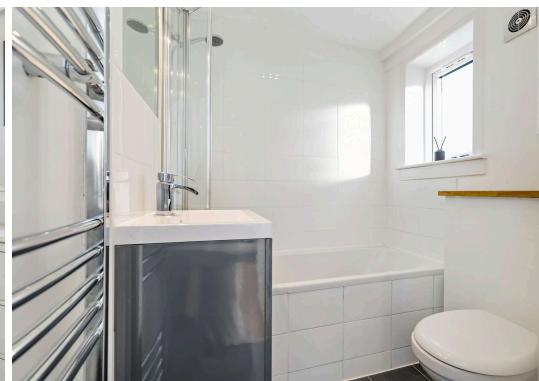
The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and feature fireplace that flows through to a contemporary kitchen with attractive units, generous dining space and French doors that open to the rear garden and downstairs is completed by a stylish bathroom with shower over bath. Following up a carpeted staircase the upper level enjoys a well-proportioned master bedroom with elegant en-suite shower room, a second double bedroom and the home is completed by a third single bedroom. Externally the fully enclosed, secluded rear garden is decked for al fresco dining and with an area with artificial turf making the garden an ideal low maintenance space.

- Semi-detached house in the heart of Baberton
- Driveway, garage and front and rear gardens
- Welcoming hallway
- Bright lounge and contemporary dining kitchen
- Three bedrooms
- Two bathrooms

Extras included in this sale will be the curtains (excluding the curtains from bedroom 2), blinds, wall mounted TV brackets, washer-dryer, fridge/freezer, oven, microwave, dishwasher, and hob/extractor.

Wardrobes can also be available with separate negotiation.

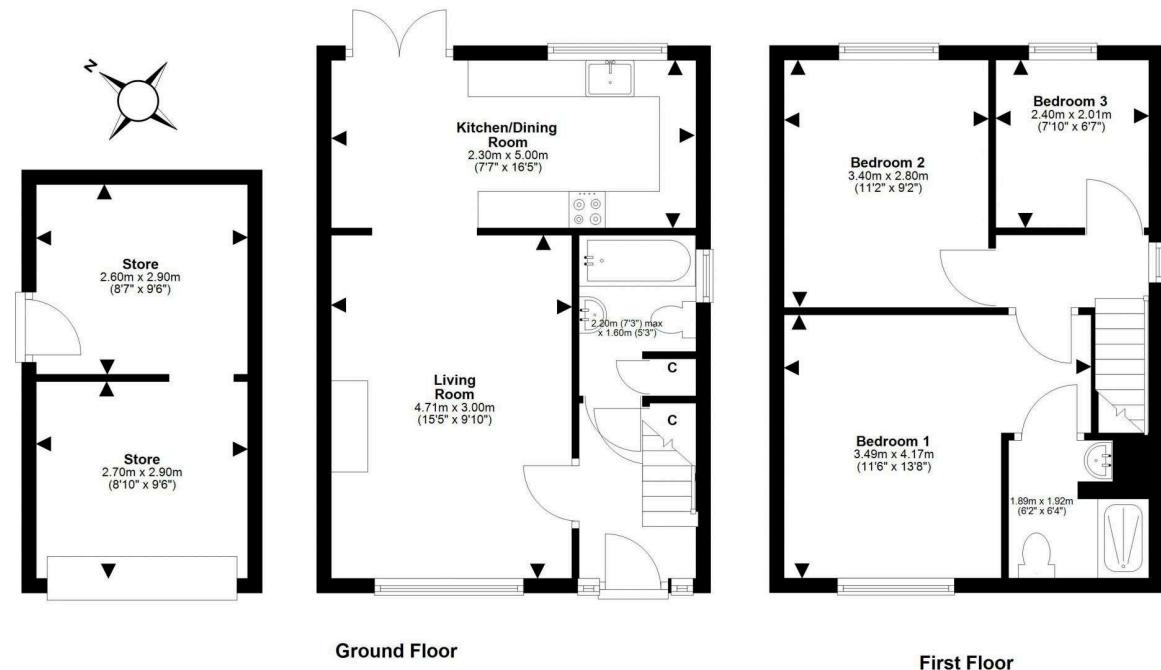
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Baberton is a popular residential area located to the south west of Edinburgh's City Centre. It is well positioned to take advantage of a good range of shopping outlets at The Gyle, Hermiston Gait and Sighthill Centres, in addition to small local shops at neighbouring Juniper Green. Leisure facilities include a multi-screen cinema at the Westside Plaza, the local golf course and walking in the Pentland Hills. Both the Lanark Road and City Bypass are close at hand, allowing access into the City Centre and to the Airport and the central motorway network and there is a railway station at nearby Wester Hailes. The location of the property is particularly convenient for those connected to Heriot Watt's Riccarton Campus and Napier University at both Sighthill and Craiglockhart.

Energy rating C, Council tax band D, there is no factor associated with this property.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.