



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Baberton Mains Wood

Edinburgh EH14 3DU

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Baberton Mains Wood

Ralph Sayer are delighted to present this exceptional three-bedroom detached villa, finished to a high specification and offered to the market in true walk-in condition. Set over two levels, this beautifully maintained home showcases quality finishes throughout, enhanced by a range of premium upgrades both internally and externally — perfectly suited to modern living.

The property opens into a bright and welcoming hallway, complete with a stylish, fully tiled ground floor WC. From here, access is provided to the main living areas and staircase to the upper level. The entire ground floor benefits from underfloor heating and elegant Karndean flooring, creating a seamless and luxurious finish. The spacious lounge is flooded with natural light from a large front-facing window and features double doors opening into the impressive kitchen/dining space — ideal for both everyday living and entertaining. The contemporary kitchen is thoughtfully designed with a range of sleek white gloss wall and base units, complemented by laminate worktops and a striking glass splashback. Integrated appliances include a double oven, electric hob with ceiling extractor, fridge freezer, dishwasher and washing machine. A breakfast bar and subtle LED lighting add both practicality and style, while the generous dining area provides ample space for family gatherings. Sliding doors lead directly to the rear garden, enhancing the indoor-outdoor flow. Upstairs, there are three well-proportioned double bedrooms, all benefiting from built-in storage and neutral décor. The rear bedroom is further enhanced with underfloor heating, adding an extra touch of comfort. The family bathroom is finished to an exceptional standard, featuring full tiling, a jacuzzi bath, corner mains shower, wall-mounted WC, sink and vanity unit, all complemented by Karndean flooring.

Externally, the property truly excels. The rear garden has been designed for low maintenance and maximum enjoyment, featuring a combination of tiled and monoblock areas, raised planters and ambient wall lighting. A standout feature is the fully equipped outdoor bar, complete with power, lighting and uPVC French doors — creating a fantastic space for entertaining and socialising. The converted garage offers excellent additional storage solutions. To the front, the property continues to impress with landscaped sections of artificial lawn and a generous monoblock driveway providing off-street parking for multiple vehicles. Further benefits include gas central heating, underfloor heating and double glazing throughout.

This outstanding home offers a rare opportunity to acquire a stylish, high-specification property with exceptional outdoor space — early viewing is highly recommended.



Home Report Value - £430,000





Detached
three bedroom
villa in
popular
Baberton







Property Summary

- Detached villa
- Living room
- Kitchen/Dining room
- Downstairs WC
- Three double bedrooms
- Four- piece family bathroom
- Neat front garden
- Driveway & converted single detached garage
- Summer house
- Paved rear garden
- EPC Rating - C | Council Tax Band - E





Baberton



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.

Let us help you find your next
dream property!



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CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

