NEILSONS

Solicitors & Estate Agents

Offers Over

£400,000

46 Baberton Mains Drive

Baberton | Edinburgh | EH14 3BS

Set within a peaceful residential area in Baberton, this well-presented three-bedroom detached home offers spacious and adaptable accommodation ideally suited to modern family living. With generous living areas, two bathrooms, low-maintenance outdoor space, and private driveway parking, the property combines practicality with comfort. The location is particularly convenient for commuters, lying within easy reach of Edinburgh city centre, the city bypass, and the wider motorway network.

- 3 Bedrooms
- 4 Public Rooms
- 2 Bathrooms
- Driveway
- Front and Rear Gardens
- EPC Rating – D
- Council Tax Band - F

Description

The property opens into a bright entrance hallway incorporating useful built-in storage. To the front, a spacious living room enjoys an abundance of natural light and is finished in tasteful neutral décor complemented by warm wood finishes. Window shutters add character and privacy, while a feature living-flame fireplace creates an inviting focal point. Sliding stained-glass doors connect seamlessly to the kitchen, enhancing the flow between the principal living spaces. The kitchen forms the heart of the home and provides excellent space for both cooking and dining. Designed in a contemporary monochrome style, it offers ample storage and worktop space alongside integrated appliances including an eye-level oven and induction hob with statement extractor hood. Freestanding appliances are also accommodated, and direct access to the garden further enhances practicality. Adjoining the kitchen is a bright conservatory which creates an additional reception area, ideal for informal seating, entertaining, or enjoying views over the garden. A particularly valuable addition to the home is the converted garage space, now arranged as two separate rooms currently utilised as a utility area and home office. This flexible area could easily serve a variety of purposes depending on individual requirements, such as a playroom, gym, studio, or guest accommodation. A modern shower room on the ground floor further enhances convenience and versatility. Upstairs, the first-floor landing provides access to three generously proportioned double bedrooms, each benefitting from built-in storage. The principal bedroom enjoys a bright aspect and attractive shuttered windows, creating a calm and comfortable retreat. A contemporary shower room serves the upper floor and is finished to a stylish modern standard.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

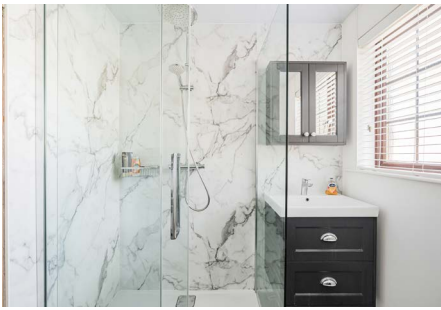
Externally, the property enjoys private gardens to both the front and rear. The south-facing front garden provides excellent natural light, while the enclosed rear garden has been designed for ease of maintenance with paved and gravelled sections, a raised decking area, and a garden shed for additional storage. A private driveway to the front offers convenient off-street parking.

Viewing

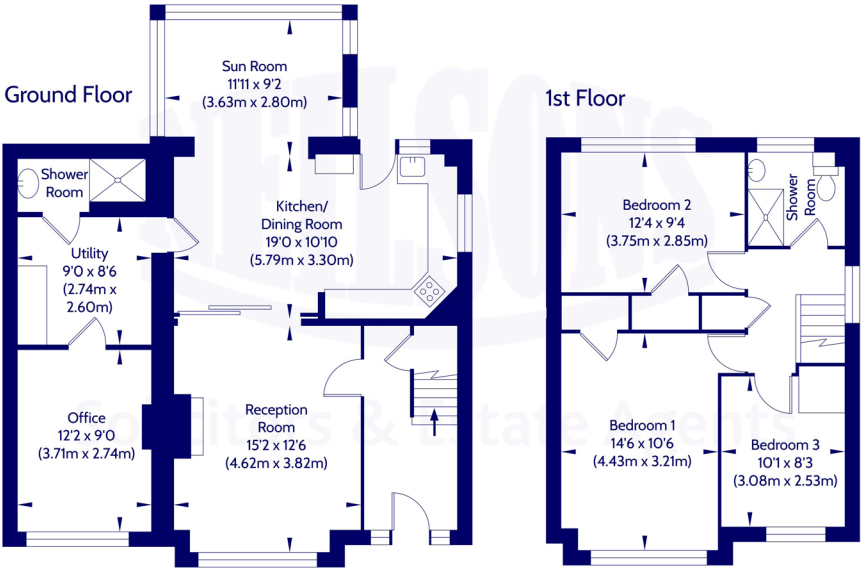
By appointment through Neilsons (0131 625 2222).

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 126 Sq M / 1350 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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