



# Property Description

A light and beautifully presented one-bedroom upper villa with its own main door entrance, private garden and allocated parking space, quietly positioned within a desirable cul-de-sac in the popular Baberton area, southwest of Edinburgh city centre.

Comprises an entrance and stairway, a hallway, a living/dining room, a kitchen, a double bedroom, and a shower room.

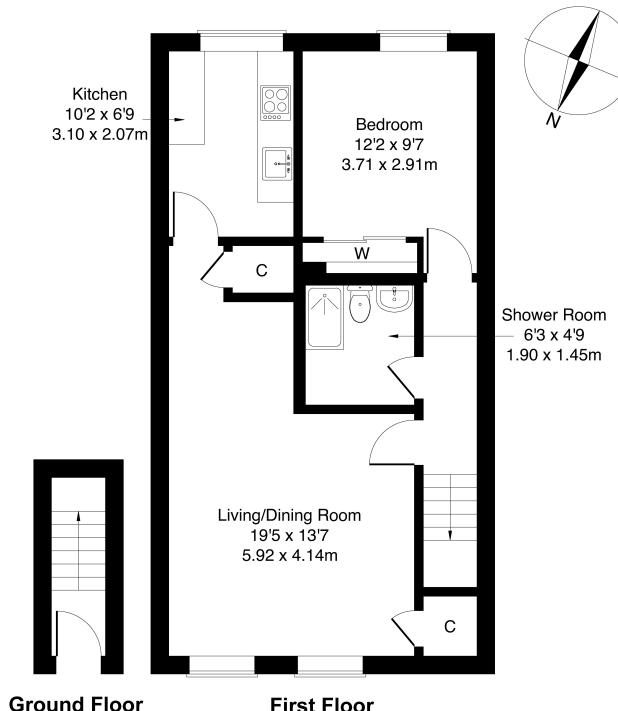
Freshly prepared for the market, with new carpeted flooring, contemporary decor, an updated kitchen, together with updated electrics and plumbing. In addition, there is HIVE gas central heating, double glazing, a modern bathroom, and good storage provision, including a floored loft.

Externally, to the rear, there is a low-maintenance garden with a synthetic turf lawn, and further access to the off-street residential car park.

The welcoming entrance leads to stairs rising to the main hallway, which provides access throughout the property. To the front, the exceptionally spacious living room is finished with attractive wainscoting, modern spot lighting and soft carpeted flooring. A built-in cupboard offers practical storage, while striking feature acoustic wall panels with a pendant light fitting create a stylish dining area. Accessed from the living room, the well-proportioned kitchen is fitted with a range of wall and base units, complemented by wood-effect worktops and a sink with a drainer. Appliances include an integrated oven and electric hob, along with a freestanding washing machine and fridge/freezer.

The tastefully presented double bedroom features light, neutral décor, decorative wainscoting, carpeted flooring and a built-in wardrobe with mirrored sliding doors. Completing the accommodation, the shower room is fitted with a contemporary suite, including a large shower cubicle, tiled splash walls and a ladder-style radiator.

**Omov<sup>®</sup> 30 Baberton Mains Rise, Edinburgh, EH14 3HG**  
REAL ESTATE  
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Approximate Gross Internal Area: (560 sq ft - 52 sq m.)(Excluding Ground Floor)

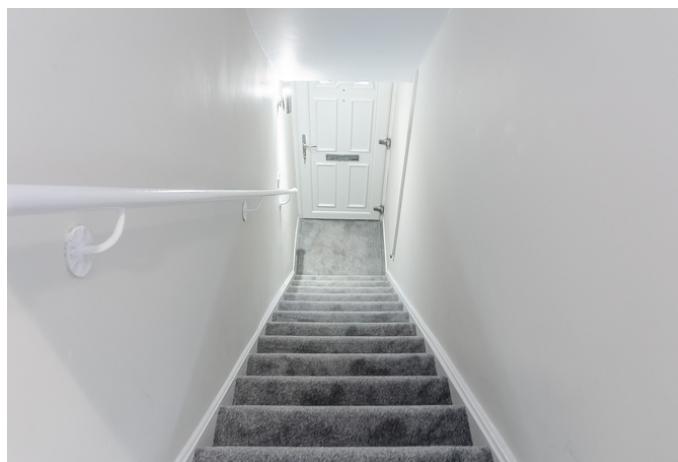


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Baberton is a well-established, family-friendly residential area situated to the south-west of Edinburgh city centre, offering excellent connectivity to the City Bypass and major road networks. Surrounded by the desirable suburbs of Juniper Green, Colinton, and Currie, the area benefits from a variety of local shops and amenities, with several major supermarkets located nearby. Residents can enjoy convenient shopping at Westside Plaza, while larger retail destinations such as Hermiston Gait and The Gyle Shopping Centre are just a short drive away. The area is well served for

education, with a selection of nursery, primary and secondary schools, and Heriot-Watt University is located approximately a mile away. Baberton also offers superb access to green spaces and outdoor activities, with the Pentland Hills Regional Park, Colinton Dell, the Union Canal, and the Water of Leith Walkway all close at hand. For indoor leisure, nearby Wester Hailes features a cinema, leisure centre, and swimming pool, making Baberton an ideal location for families and outdoor enthusiasts alike.





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