



25 Baberton Mains Dell, Baberton, Edinburgh, EH14 3DQ

Immaculately Presented and Spacious, Four-Bedroom, Semi-Detached House

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Property Description

Immaculately presented and spacious, four-bedroom, semi-detached home, with gardens and a driveway. Set on a generous plot located in the desirable Baberton residential area, southwest of Edinburgh city centre.

Comprises an entrance hall, living/dining, kitchen, utility room, family room, home office, four double bedrooms, two family bathrooms and an en-suite bathroom. In move-in condition, this exemplary home has been professionally finished throughout and is situated in a sought-after area with well-regarded schooling, and good transport links.

Highlights include a bespoke rear extension with a skylight window and a high-quality integrated kitchen, exceptional bathrooms, and light neutral decor throughout. In addition, there is gas central heating, double glazing, contemporary lighting, an alarm system, and good storage provision including a loft.

Externally there are professionally landscaped gardens, including a monoblock driveway to the front, with the rear garden featuring a lawn, patio, decked terrace and a store shed.

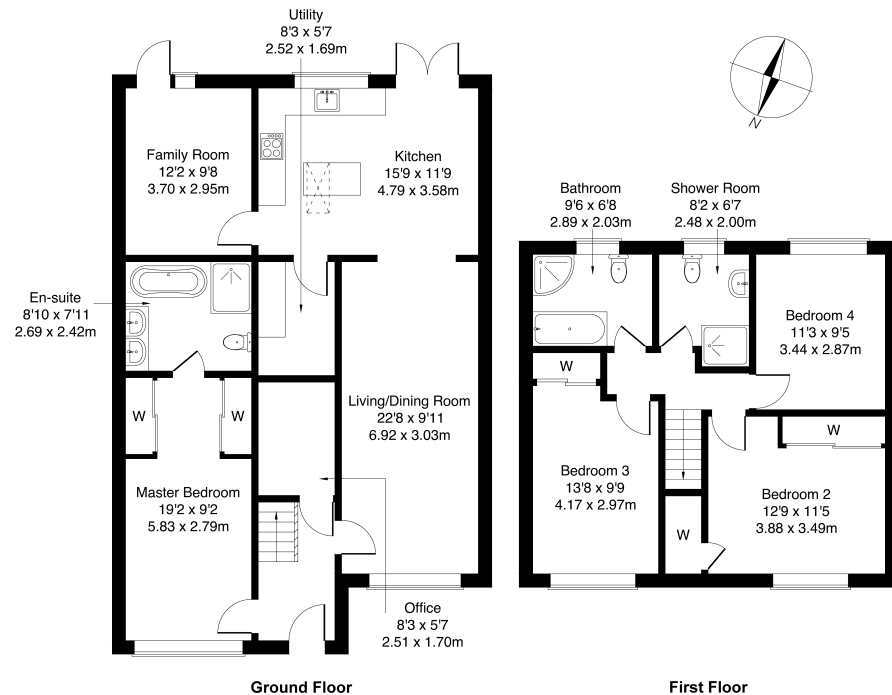
Immaculately presented and spacious, four-bedroom, semi-detached home, with gardens and a driveway. Set on a generous plot located in the desirable Baberton residential area, southwest of Edinburgh city centre. A welcoming entrance hall leads to both a flexible home office area and to a living and dining room on the right. Tastefully presented and spacious, the versatile reception room flows into a kitchen, with access to the garden, via French doors. Featuring a central, breakfasting island, the kitchen is fitted with, gloss-white units and silestone worktops and includes an integrated double oven, a ceramic hob, a stainless-steel canopy and a dishwasher, whilst an adjoining utility room provides space for further appliances. Also leading off the kitchen is a family room, with garden access. Completing the ground floor, a spacious, well-presented master bedroom features a dressing area, with two fitted wardrobes, which leads onto an en-suite bathroom, including a separate shower cubicle, double sinks and vanity storage.

Upstairs, three further, double bedrooms are equally well-presented, with two benefiting from built-in wardrobe storage. A four-piece bathroom includes a corner shower cubicle, vanity storage and tiled splash walls. Completing the accommodation, a good-sized shower room includes a chrome, ladder-style radiator and tiled splash walls.

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25 Baberton Mains Dell, Edinburgh, EH14

Approximate Gross Internal Area: (1572 sq ft - 146 sq m.)



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

Area Description

Baberton is an established, family-friendly residential area to the southwest of the city centre, convenient for the city bypass and the main trunk routes. It is located close to Juniper Green, Colinton and Currie, all offering a range of shops and services, with several major supermarkets within a short radius. Westside Plaza offers local shopping, while a little further afield are the retail

parks at Hermiston Gait and the Gyle. Schooling is offered locally from nursery to secondary level, and Heriot Watt University lies approximately within a mile. The Pentland Hills Regional Park, Colinton Dell, the Union Canal and Water of Leith Walkway all offer outdoor recreational opportunities, with a cinema, leisure centre and swimming pool at nearby Wester Hailes.





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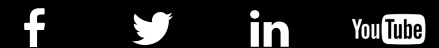
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