



35 Baberton Mains Park, Baberton, Edinburgh, EH14 3DX

Well-Presented Three Bedroom, Semi-Detached House

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Property Description

Well-presented three-bedroom, semi-detached, extended family home with a garage and private gardens. Set on a corner plot within a quiet cul-de-sac, the property is located in a residential development in popular Baberton, to the southwest of Edinburgh city centre.

Comprises: an entrance hall, living room, dining room, kitchen, family room, three bedrooms, a family bathroom, and a ground floor shower room.

Features include gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage provision including an attic. With a flexible floor plan and well-proportioned rooms throughout, the property would also benefit from some modernisation.

Externally, there are established gardens to the front, side and rear, with a timber shed, greenhouse and a garage.

The entrance provides access to the carpeted stairs, an inner hall with a built-in cupboard, and opens into bright living room which offers a large front-facing window, a feature fireplace, and coving. Open plan to the lounge, the dining room has an internal window into the extension to the rear and grants access to the kitchen.

Also accessible from the inner hall, the kitchen is fitted with wall and base units, stone-effect worktops, a sink with drainer, and a window to the side of the property. Freestanding appliances include a fridge/freezer, a cooker with a gas hob, and a washing machine.

With a large window overlooking the garden to the rear, the property has previously been extended to create a further reception room, which also gives access to a rear hall leading to a ground floor shower room and to a door leading outside.

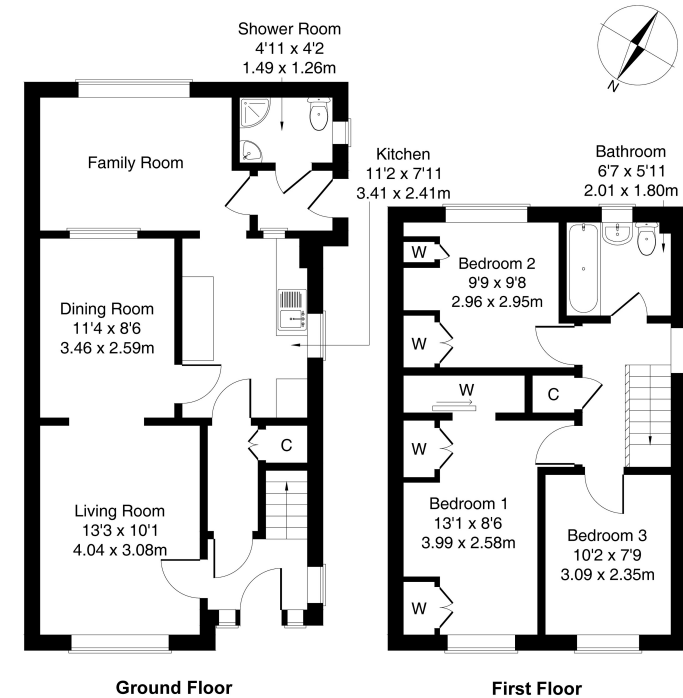
Upstairs, there are two well-proportioned bedrooms with fitted wardrobes and extensive fitted storage provision set to either aspect, while a third flexible bedroom is set towards the front. Completing the accommodation, a family bathroom includes a fitted suite and tiled splashwalls.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (1022 sq ft - 95 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 south-west 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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