mov8 REAL ESTATE
Estate Agents and Solicitors

24 Baberton Mains Drive, Edinburgh, EH14 3BS

Beautifully Presented, Three Bedroom, Semi-Detached Home with Gardens, Driveway & Adjoining Garage

Up to date price and viewing info at mov8realestate.com/property

espc rightmove find your happy Zoopla

Property Description

Beautifully presented, three-bedroom, south-facing semi-detached home, with gardens, driveway and an adjoining garage. Located in the desirable Baberton residential area, southwest of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms and a family shower room.

Highlights include a quality modern integrated kitchen, stylish bathroom suite, contemporary flooring and multi-fuel stove for the living room.

In addition, there is gas central heating, double glazing, and good storage provision including a loft and a garage with a utility area.

Externally there are professionally landscaped gardens to the front and rear, incorporating, patios, synthetic turf lawns, planting beds, a storage shed and a log store.

A welcoming entrance hall offers ample space for outwear and gives access to the carpeted stairway and features contemporary wood-effect flooring which continues into the ground floor. Set to the front, the living room includes a wall-mount TV point, a quality multi-fuel stove and access to an understairs storage cupboard. Large French doors give further access to the dining room and kitchen, offering an open-plan entertaining space when required.

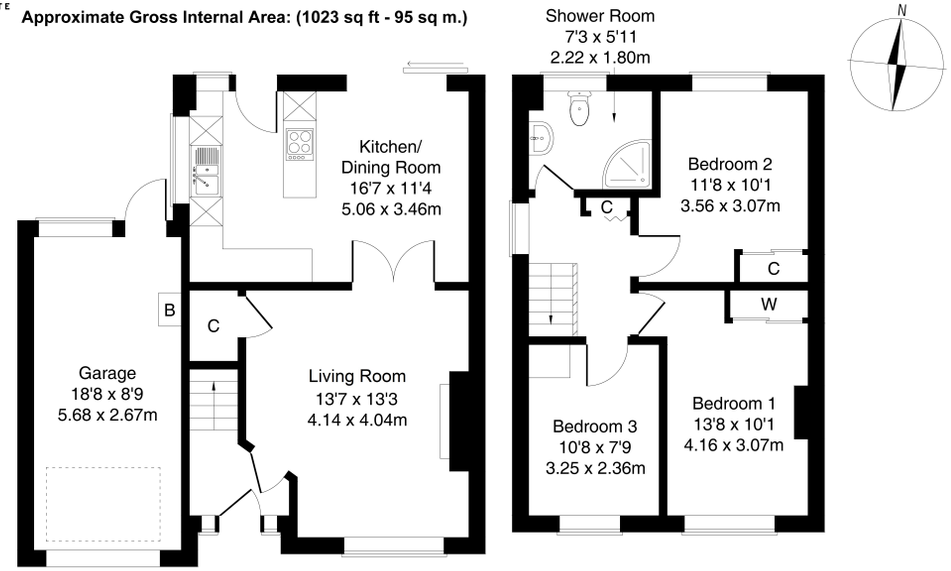
The kitchen has dual-aspect natural light, wood-effect flooring and patio doors for the dining area - with tiled flooring, a second garden door, and recessed spotlighting over the kitchen area. A quality fitted kitchen includes solid stone worktops and breakfast bar, an inset sink and drainer, a fitted American style fridge/freezer, and an integrated dishwasher, oven and ceramic hob.

On the first floor, two well-proportioned double bedrooms are set to either aspect with carpeted flooring and built-in wardrobes. A third bedroom is set to the front, with carpeted flooring and a fitted bespoke desk unit. Completing the accommodation, the stylish, fully-tiled shower room has a two-piece suite, corner cubicle with mains mixer and a ladder-style radiator.

A 360 Virtual Tour is available online.

24 Baberton Mains Drive, Edinburgh, EH14 3BS

Approximate Gross Internal Area: (1023 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.

Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ

mov8 REAL ESTATE

Estate Agents and Solicitors

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.