










Offers Over

**£285,000**

## 36 Baberton Mains Wood

Baberton | Edinburgh | EH14 3EZ

Neilsons are delighted to offer on to the market this spacious semi-detached villa with extensive private gardens, driveway and garage, which forms part of an established residential development, enjoying a peaceful cul-de-sac setting in the leafy Baberton area of Edinburgh. The property would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The internal accommodation briefly comprises: welcoming entrance hallway with WC and useful under stair storage, light and airy front facing reception room with electric fireplace, spacious dining room, fitted kitchen with a range of wall and base mounted units and door accessing rear garden, two spacious double bedrooms with fitted cupboards, single third bedroom with cupboard, and bathroom with separate shower enclosure. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.



## Extras

All fitted floor coverings will be included in the sale. The integrated dishwasher in the kitchen no longer works.

## Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking for multiple vehicles, leading to the garage with up and over door.

## Viewing

By appointment through Neilsons 0131 625 2222.



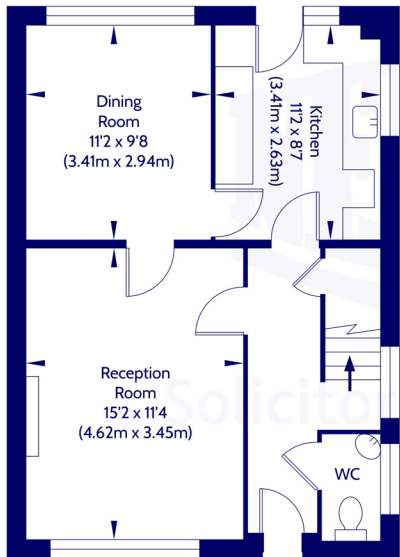




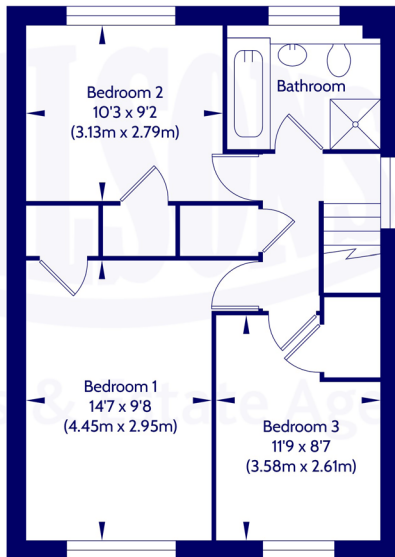
## Location

Baberton is a sought-after residential district lying to the south west 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.

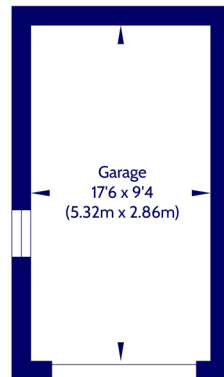
Approx. Internal Area 91.73 Sq M / 988 Sq Ft.  
Not to scale. For identification only.  
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Ground Floor



First Floor



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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