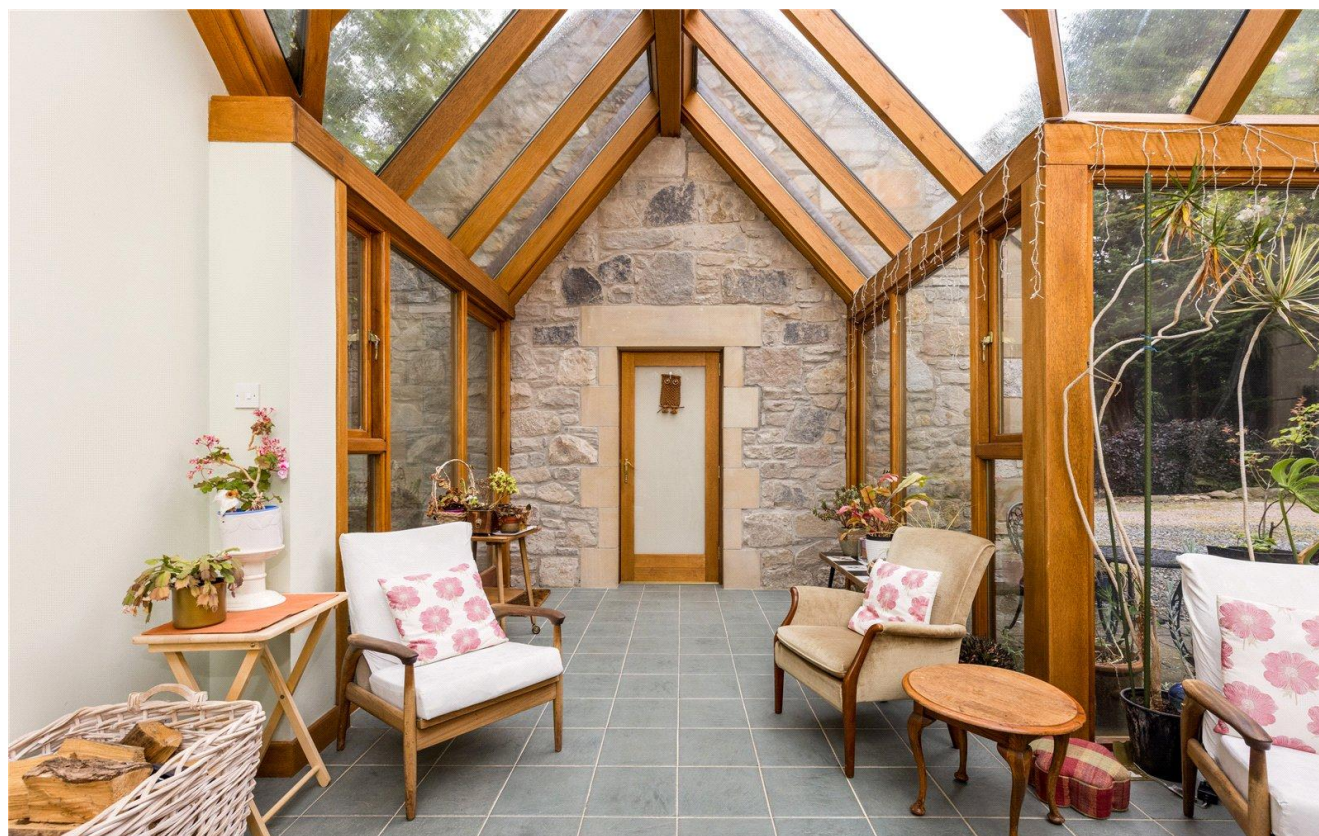




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1 Baberton Mains Farm, Edinburgh, EH14 2SR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



About the Property

1 Baberton Mains Farm offers bright, flexible accommodation ideal for families looking to live within a sought-after residential area.

The ground floor opens with a welcoming entrance hallway with an under stair storage cupboard and access into the dual aspect sitting room and lounge. The lounge leads into the garden room, which includes a feature log burning stove and integral access to the garage. The open-plan kitchen/dining room features a breakfast bar and double patio doors provide a seamless connection to the garden and a separate utility room offers direct access to the side garden while being fully fitted for convenience. Finally, the ground floor is complete with a three piece shower room.

The first floor includes a linen cupboard in the landing and hosts four bedrooms, each well-proportioned and suitable for family use or home working and a three piece family bathroom.

On the top floor you will find a further storage cupboard in the landing, two double bedrooms, both of which benefit from dormer windows, window seats with under seat storage and access to the eaves, while the three piece shower room provides a useful addition.

The property benefits from gas central heating, with the boiler having been upgraded in approx. 2023, full double glazing, fitted approx. 2021 and private gardens to the front and side of the property.

Finally, the driveway and garage accommodate for secure off street parking for up to seven cars, while the double garage includes a studio within the attic.

Location

Baberton is a quiet and established residential district in Edinburgh's south-west, well positioned for easy access to the city centre, airport, and the City Bypass. The area benefits from excellent local amenities including shops, supermarkets, and schooling, along with leisure facilities and attractive green spaces such as Baberton Golf Club. With regular bus and rail services nearby, Baberton is ideal for commuters and families alike. Baberton Mains Farm is situated in a particularly tranquil and secluded corner with views across the city including the Castle and Corstorphine.

Fixtures and Fittings

All curtains, selected light fittings, fridge, freezer, washing machine, dishwasher, tumble dryer, Everhot cooker, Rangemaster electric cooker and remote lawn mower will all be left as part of the sale. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick

EPC: D (57)

Council Tax - G

Simpson and Marwick

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