

# ALLINGHAM&CO

traditional values | modern practice

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espc

274 Baberton Mains Drive, Edinburgh, EH14 3EF  
1 RECEPTION | 3 BEDROOMS | 2 BATHROOMS | EPC: C

## Location

This three bedroomed, semi-detached house is situated in Baberton, a popular and attractive place to live. Lying approximately 4 miles from the centre of the city and within minutes of excellent road and rail links the area is particularly suited to family living.

There are a range of independent shops in the neighbouring village of Juniper Green and the Gyle Centre and Hermiston Gait which have a range of High Street stores are a short drive away.

Leisure options include golf courses, walks and cycling in the tranquillity of the Water of Leith and Colinton Dell, a wide range of activities and a swimming pool at the local leisure centre, a private gym and a multi-screen cinema.

The area is served well by frequent public transport serving the City Centre and surrounding areas and the City Bypass is easily accessed linking to the national motorway system, the Queensferry Crossing and Edinburgh International airport.

Good schooling at all levels can be found locally, including the highly regarded Juniper Green Primary School. Both Heriot Watt and Napier Universities are within close proximity, as is Edinburgh College Sighthill Campus.

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## Accommodation

Entrance porch/hallway with cupboard

Bright and spacious living room/dining room (gas fire)

Kitchen with built in hob and oven, washing machine and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

2 shower rooms, both with wash basin and WC (one on ground floor, one on first floor)

3 bedrooms

## Extra features

Gas central heating

Double glazing

Garage and driveway

Gardens to front and rear

Garden shed and green house in rear garden



## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

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## ALLINGHAM & CO OFFICES

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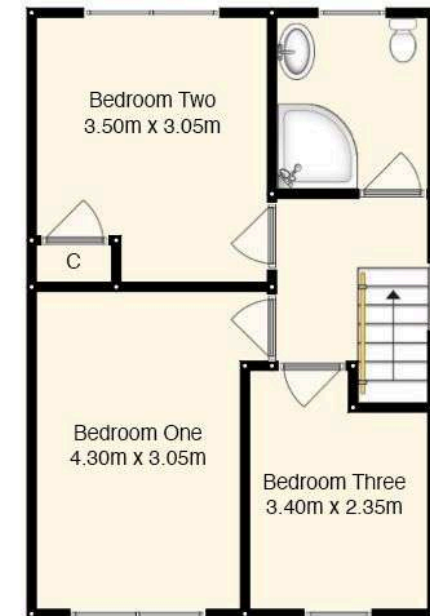
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
House 96m<sup>2</sup>  
Garage 19m<sup>2</sup>

