



1 Baberton Mains View, Baberton, Edinburgh, EH14 3BR

Immaculately Presented, Three-Bedroom, Detached Family Home, with Gardens, Driveway and an Adjoining Garage

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Property Description

Immaculately presented, three-bedroom, detached family home, with gardens, driveway and an adjoining garage. Set on an exceptionally generous corner plot, 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 bathroom.

Highlights include a quality integrated kitchen with luxury worktops, a stylish bathroom suite, contemporary flooring and lighting. In addition, there is HIVE gas central heating, double glazing, and superb storage provision including a loft and the powered garage.

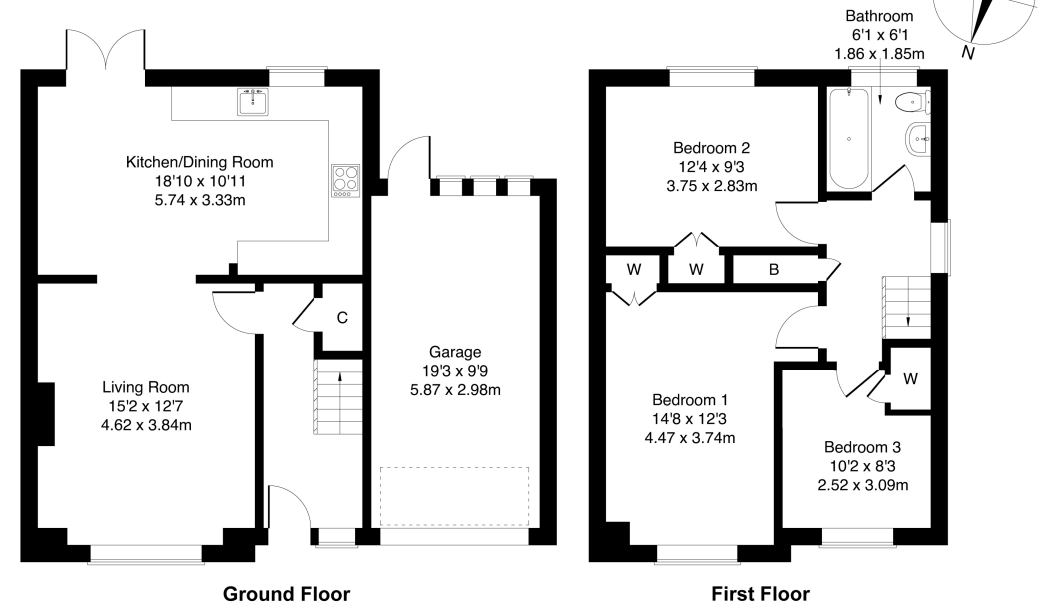
The plot is enclosed by mature trees, with a front lawn, planting beds and driveway with EV point, to the rear are two large lawns, a patio and further planting beds.

Welcoming you into this beautiful and stylish home, the living room features contemporary flooring throughout, flowing seamlessly into the dining and kitchen area. This spacious area also provides direct access to the garden, making it an exceptional space for entertaining guests. The kitchen has been finished to a modern standard, featuring contemporary countertops with matching upstands, an integrated double oven and electric hob with canopy above, along with a washing machine, dishwasher and fridge/freezer.

A set of carpeted stairs leads you to the first floor, providing access to all three bedrooms. Bedrooms one, two and three have all been finished with modern décor and contemporary flooring throughout, with each bedroom further benefiting from built-in cupboards, providing excellent additional storage. Completing this beautiful home is the stylish and modern family bathroom, which has been finished as a three-piece suite with a shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Baberton is a well-established, family-friendly residential area situated to the south-west of Edinburgh city centre, offering excellent connectivity to the City Bypass and major road networks. Surrounded by the desirable suburbs of Juniper Green, Colinton, and Currie, the area benefits from a variety of local shops and amenities, with several major supermarkets located nearby. Residents can enjoy convenient shopping at Westside Plaza, while larger retail destinations such as Hermiston Gait and The Gyle Shopping Centre are just a short drive away. The area is well served for education, with a selection of nursery, primary and secondary schools, including Juniper Green Primary School

and the newly renovated Currie Community High School, while Heriot-Watt University is located approximately a mile away. Baberton also offers superb access to green spaces and outdoor activities, with the Pentland Hills Regional Park, Colinton Dell, the Union Canal, and the Water of Leith Walkway all close at hand. For indoor leisure, nearby Wester Hailes features a cinema, leisure centre, and swimming pool, making Baberton an ideal location for families and outdoor enthusiasts alike.





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